



## **Napier Road, Swalwell, Tyne And Wear, NE16 3BT**

**\*\*\*ATTENTION FIRST TIME BUYERS\*\*\*** A beautifully presented two bedroom, first floor flat on Napier Road, is ideal for a wide range of buyers. The property which has been lovingly maintained by the current owner comprises of two bedrooms, a beautiful family bathroom, living room and kitchen with solid oak work tops and breakfast bar. Externally the property benefits from a private yard to the rear and street parking to the front. Located within easy access of the Metro Centre and A1 Western Bypass, this property is ideal for an easy commute. A viewing is simply essential to appreciate the standard of the accommodation on offer! Awaiting EPC.



**First Floor Flat**

**Street Parking**

**Two Bedroom**

**Close To Metrocentre And A1 Bypass**

**Beautifully Presented Throughout**

**Awaiting EPC**

**£69,950**

**Living Room** 14' 3" x 10' 11" (4.35m x 3.33m) *Max*

**Kitchen** 10' 4" x 7' 5" (3.16m x 2.26m) *Max*

Fitted with a range of wall and base units for storage along with integrated oven, hob and wonderful solid oak work top and breakfast bar.

**Bathroom** 11' 2" x 7' 9" (3.41m x 2.37m)

This lovely fully tiled bathroom features Free standing oval bath, W/C, Wash Basin and separate Shower.

**Bedroom 1** 12' 11" x 11' 3" (3.93m x 3.42m) *Max*

The room benefits from a lovely feature fireplace.

**Bedroom 2** 7' 9" x 8' 6" (2.36m x 2.60m)

### Externally

The property hosts a private enclosed yard to the rear and benefits from street parking to the front.

### Additional Information

Council tax band: A Awaiting EPC. We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

### Leasehold Information

Length of original lease: 999 years Original date: 4th September 1987  
Years remaining: 960 years Annual ground rent: Peppercorn Lease  
Ground rent review period: N/A Last ground rent review date: N/A  
Annual service charge: £0

### Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

### EPC Graph (full EPC available on request)



# Floorplan

First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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