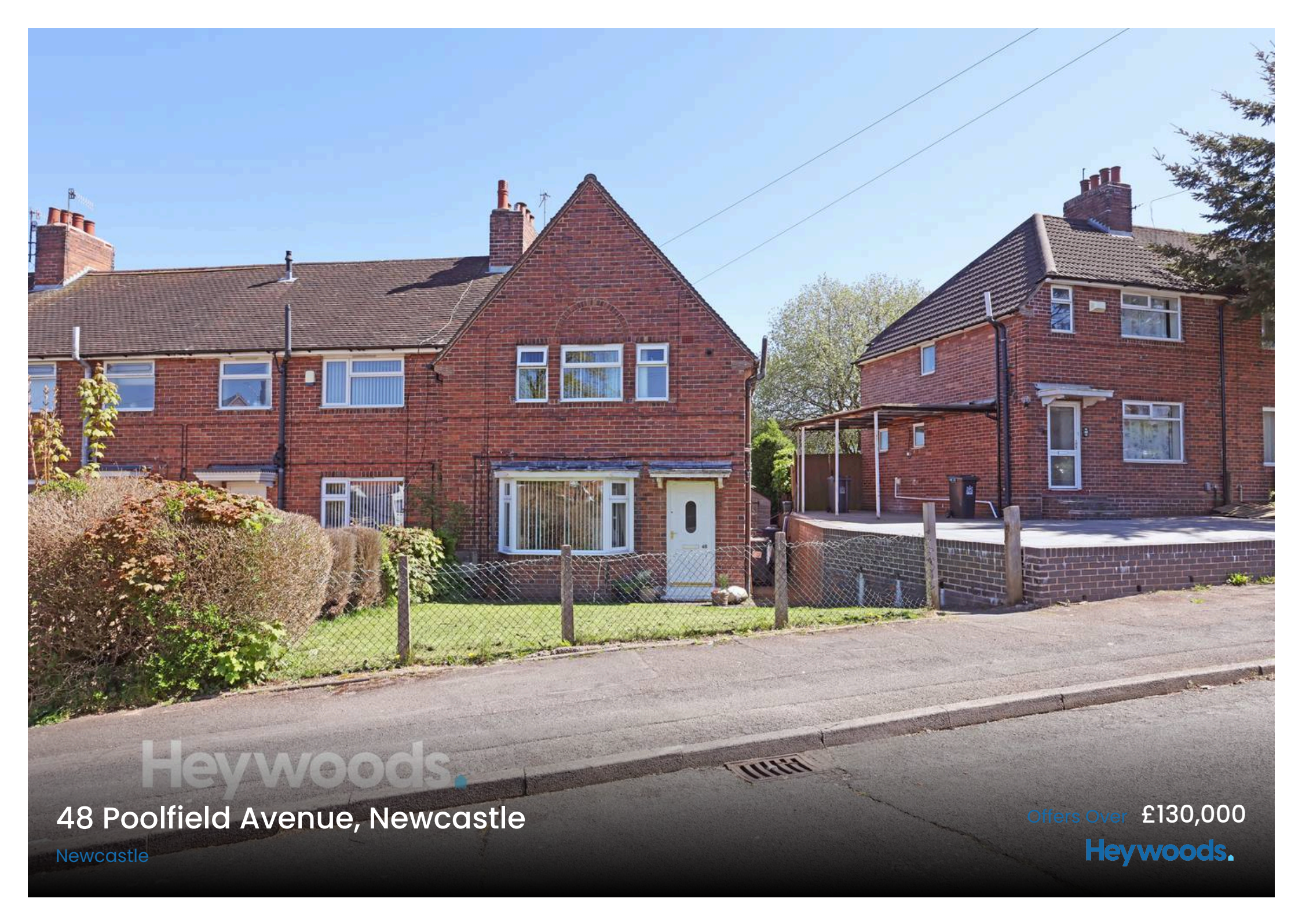




Heywoods.

48 Poolfield Avenue, Newcastle

Newcastle

Offers Over £130,000

Heywoods.

## 48 Poolfield Avenue

Newcastle

Three bedroom end townhouse on Poolfield Avenue, offered with no upward chain, generous gardens and scope to update, with potential off road parking subject to consent.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom end townhouse
- No upward chain
- Scope to update and improve
- Potential off road parking, subject to consent
- Close to Keele university complex





#### Entrance Lobby

4' 6" x 3' 10" (1.37m x 1.18m)

#### Lounge

14' 5" x 13' 0" (4.40m x 3.96m)

#### Kitchen

11' 1" x 10' 0" (3.38m x 3.04m)

#### Rear Lobby

6' 9" x 2' 8" (2.05m x 0.81m)

#### Guest WC

4' 2" x 2' 10" (1.26m x 0.87m)

#### First Floor Landing

5' 9" x 5' 1" (1.74m x 1.55m)

#### Bedroom One

11' 3" x 10' 11" (3.43m x 3.32m)

#### Bedroom Two

10' 0" x 8' 9" (3.05m x 2.67m)

#### Bedroom Three

6' 10" x 8' 4" (2.09m x 2.55m)

#### Bathroom

7' 10" x 5' 10" (2.39m x 1.79m)

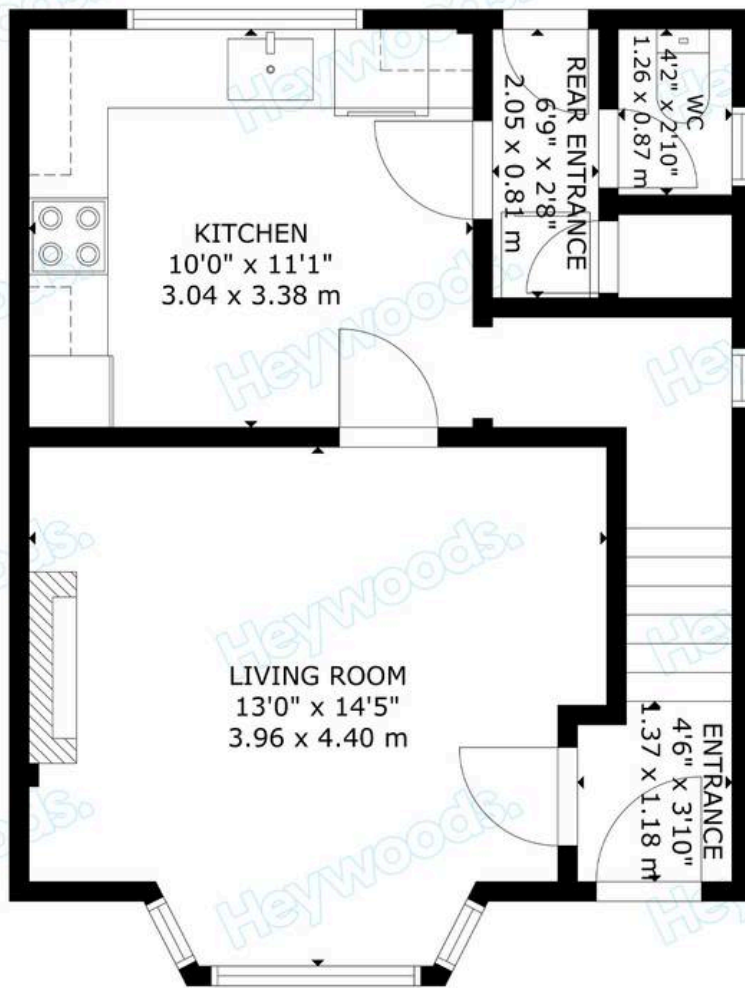
#### AGENTS NOTES

Council Tax Band - A EPC Rating - To Follow Tenure - Freehold

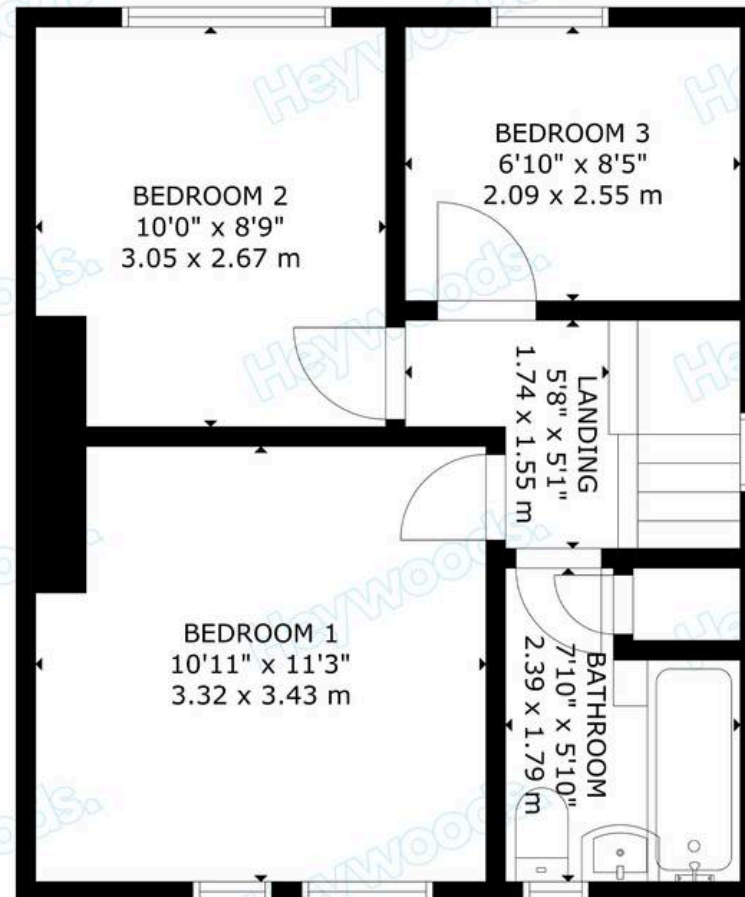
#### Additional Agents Note

This property has been tested for Red Ash and returned a Class 3 result.

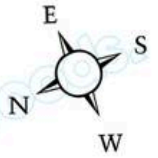




GROUND FLOOR



FIRST FLOOR



**Heywoods.**

GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/767 sq.ft  
GROUND FLOOR: 36 m<sup>2</sup>/390 sq.ft, FIRST FLOOR: 35 m<sup>2</sup>/377 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

**360**  
PICTURE UK





## Heywoods

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