

24 Briarwood Crescent

Walkerville, Newcastle Upon Tyne, NE6 4ST

- ** TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN A HIGHLY SOUGHT AFTER LOCATION **
- ** GENEROUS SIZE PLOT WITH LOTS OF POTENTIAL ** IDEAL INVESTMENT OPPORTUNITY **
- ** AMPLE SPACE FOR OFF STREET PARKING TO FRONT ** GOOD SIZE GARDEN TO REAR **
- ** BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE ** UPDATING REQUIRED ** CHAIN FREE **
- ** COUNCIL TAX BAND B ** FREEHOLD ** ENERGY RATING TBC **

Price £140,000



- Two Bedroom Semi Detached House
- Highly Sought After Location
- In Need Of Refurbishment

- Ideal Investment Opportunity
- Off Street Parking To Front
- Good Size Rear Garden

- Great Potential - Chain Free
- Freehold - Council Tax Band B
- Energy Rating TBC

Hallway
Double glazed entrance door, stairs to the first floor landing, leaded window to the side.

4'4" x 3'1" (1.33 x 0.94)
Double glazed window, WC.

Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

Lounge

13'1" x 12'10" (4.00 x 3.92)

Double glazed window, coving to ceiling, storage cupboard, radiator.

External

Externally there is a garden to the front together with a block paved driveway providing ample space for off street parking. There is a garage to the side and a good size garden to the rear.

Kitchen

11'1" x 9'4" (3.39 x 2.86)

Wall and base units with works surfaces over and sink unit, double glazed window, radiator and external door leading to the rear.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor, variable in-home

Shower Room

2.10 x 1.59 (0.61m.3.05m x 0.30m.17.98m)

Shower cubicle, WC and wash hand basin, double glazed window, radiator.

Landing

Double glazed window.

Bedroom 1

13'2" x 12'1" (4.03 x 3.69)

Double glazed window, storage cupboard, radiator.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

Bedroom 2

13'2" max x 9'8" min x 10'9" max (4.03 max x 2.95 min x 3.30 max)

Double glazed window, radiator.

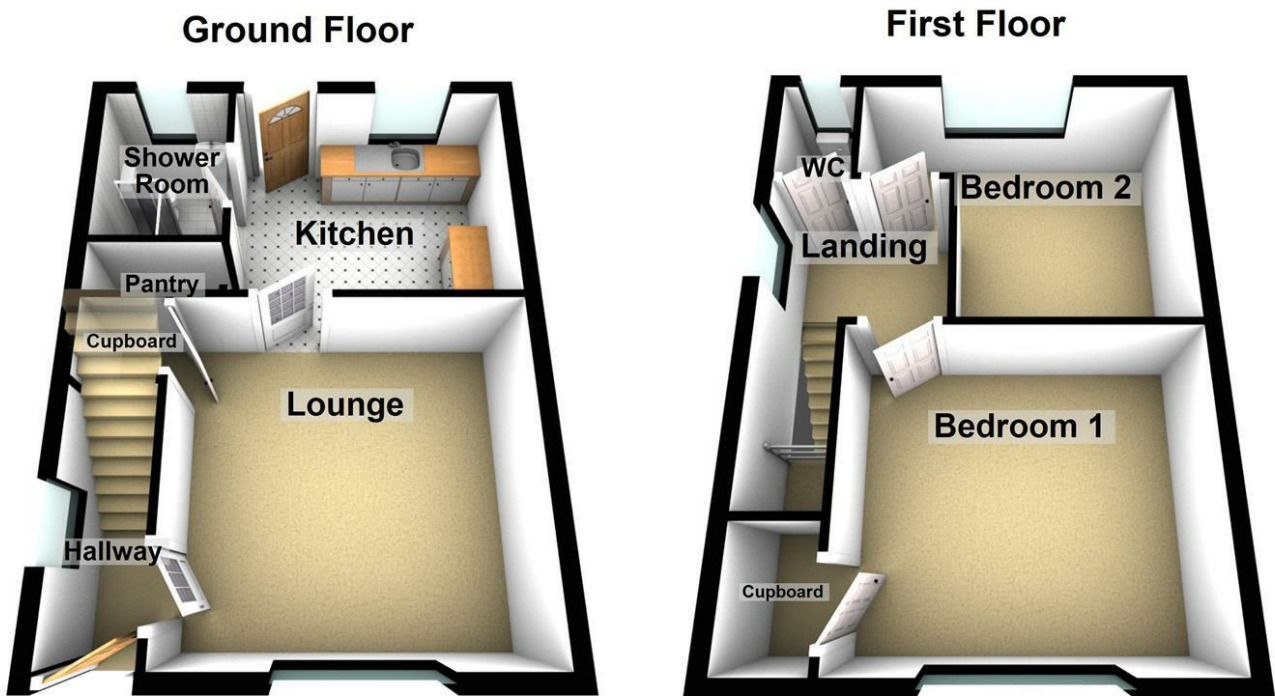
FLOOD RISK:

Yearly chance of flooding:





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	