



5 Andromeda Court

Hibernia Village, Newcastle Upon Tyne, NE6 3UD

CHAIN FREE • TWO BEDROOMS • ADAPTED FOR WHEELCHAIR ACCESSABILITY •

NEWCASTLE QUAYSIDE 2.6 MILES AWAY • GREAT TRANSPORT LNKS TO NEWCASTLE CITY CENTRE

LOUNGE/DINING ROOM • MODERN KITCHEN • SPACIOUS BATHROOM • GARDEN TO REAR

ALLOCATED PARKING • COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Asking Price £180,000



- Deceptively Spacious
- Off Street Parking
- Great Transport Links to Newcastle City Centre

- Two Bedrooms
- Freehold
- Council Tax Band A

- Low Maintenance Rear Garden
- Newcastle Quayside 2.6 Miles
- Energy Rating C

Entrance Hall

Doors lead to the kitchen, two bedrooms, bathroom/WC and the lounge. Radiator. Two Storage Cupboards

Bathroom

7'5" x 7'1" (2.28 x 2.18)

Fitted with a white suite comprising; bath with overhead shower, WC and wash hand basin. Part tiled walls and tiled floor. Radiator. Extractor fan.

in-home

Lounge

19'1" x 14'9" max (5.82 x 4.52 max)

A spacious L shaped living room with ample space for a living area and a dining area. Double glazed window to the front. two double glazed window and door to the rear gharden.

External

To the front there is off street parking. There is artificial turf, gravel and patio area to the rear with fenced boundary and gated access.

FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

Kitchen

11'10" x 7'4" (3.63 x 2.24)

Fitted with a range of modern wall and base units. Integrated electric oven and gas hob with extractor hood above. Space and plumbing for a washing machine, sink unit. Double glazed window to the front.

Para - 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>

CONSTRUCTION:

Non Standard Construction - we have been advised property is Timber Frame
This information must be confirmed via your surveyor and legal representative.

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Bedroom 1

14'6" x 9'10" (4.44 x 3.01)

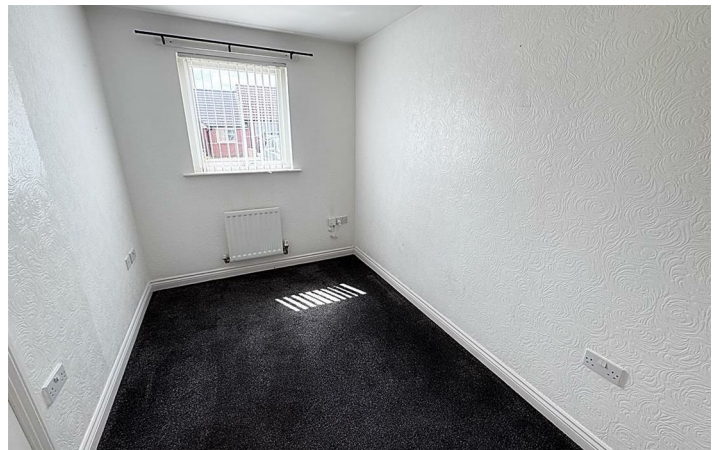
Double glazed window to the rear. Radiator.

Bedroom 2

11'2" x 7'1" (3.41 x 2.18)

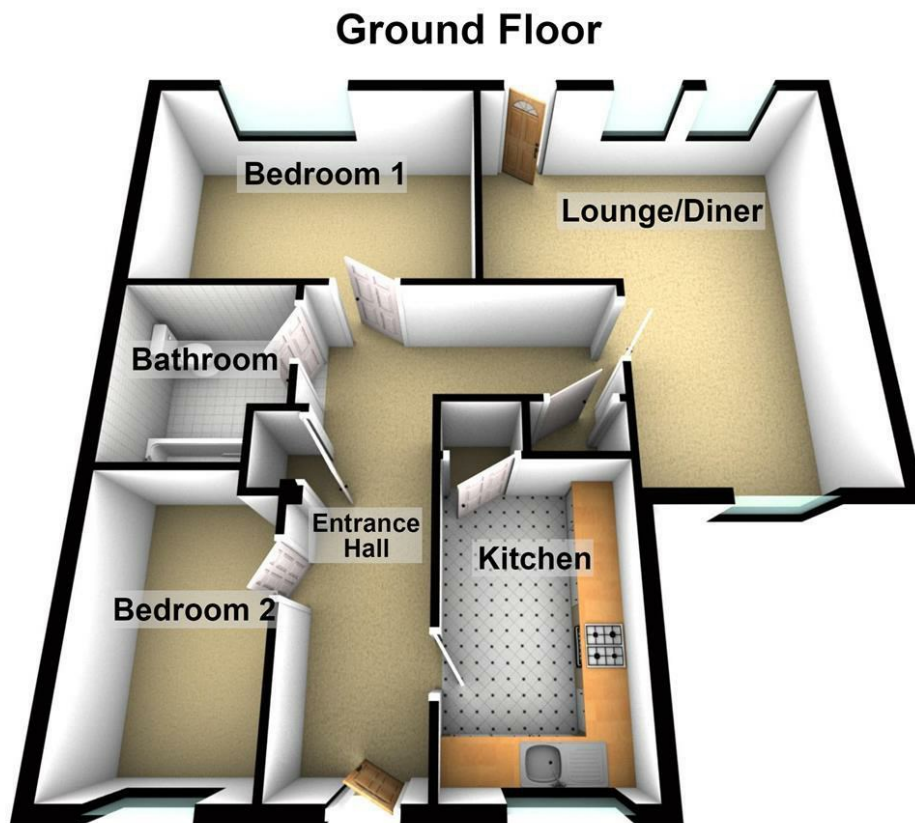
Double glazed window to the front. Radiator.

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and





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			89
(81-91) B			
(69-80) C		75	
(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	