



38 Holyfields

West Allotment, Newcastle Upon Tyne, NE27 0EX

**** FANTASTIC FIRST TIME BUY ** TWO BEDROOM SEMI DETACHED HOUSE ** CHAIN FREE ****

**** OFF STREET PARKING TO FRONT ** GOOD SIZE GARDEN TO REAR ** EASY ACCESS TO THE A19 ****

**** ROAD LINKS TO THE SILVERLINK RETAIL PARK & COBALT BUSINESS PARK ** FREEHOLD ****

**** PLEASANT CUL-DE-SAC LOCATION *** COUNCIL TAX BAND B ** ENERGY RATING C ****

Offers Over £185,000



- Two Bedroom Semi Detached House
- Good Size Garden To Rear
- Council Tax Band B
- Ideal First Time Buy
- Easy Access To The A19
- Freehold
- Off Street Parking To Front
- Chain Free
- Energy Rating C

Entrance

Double glazed entrance door, double glazed window to the side, radiator and inner door leading into the lounge

Lounge

15'2" x 12'6" (4.64 x 3.82)

Double glazed window, stairs to the first floor landing, radiators.

Kitchen

12'5" x 8'11" (3.79 x 2.72)

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, integrated oven and five ring gas hob, integrated fridge/freezer, double glazed window, radiator and double glazed door leading to the rear garden.

Landing

Double glazed window, storage cupboard.

Bedroom 1

12'7" x 8'11" (3.84 x 2.72)

Double glazed window, radiator.

Bedroom 2

10'5" max x 7'6" (3.18 max x 2.30)

Double glazed window, cupboard with hanging rail and storage cupboard, radiator.

Shower Room

7'3" x 5'6" max (2.21 x 1.68 max)

Compressing; shower cubicle, WC, wash hand basin, tiling to walls and radiator.

External

Externally there is a lawned garden to the front together with space for off street parking. There is a good size garden to the rear that has lawn, decking, paved patio and a shed to the side.

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

O2-Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor, variable in-home

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

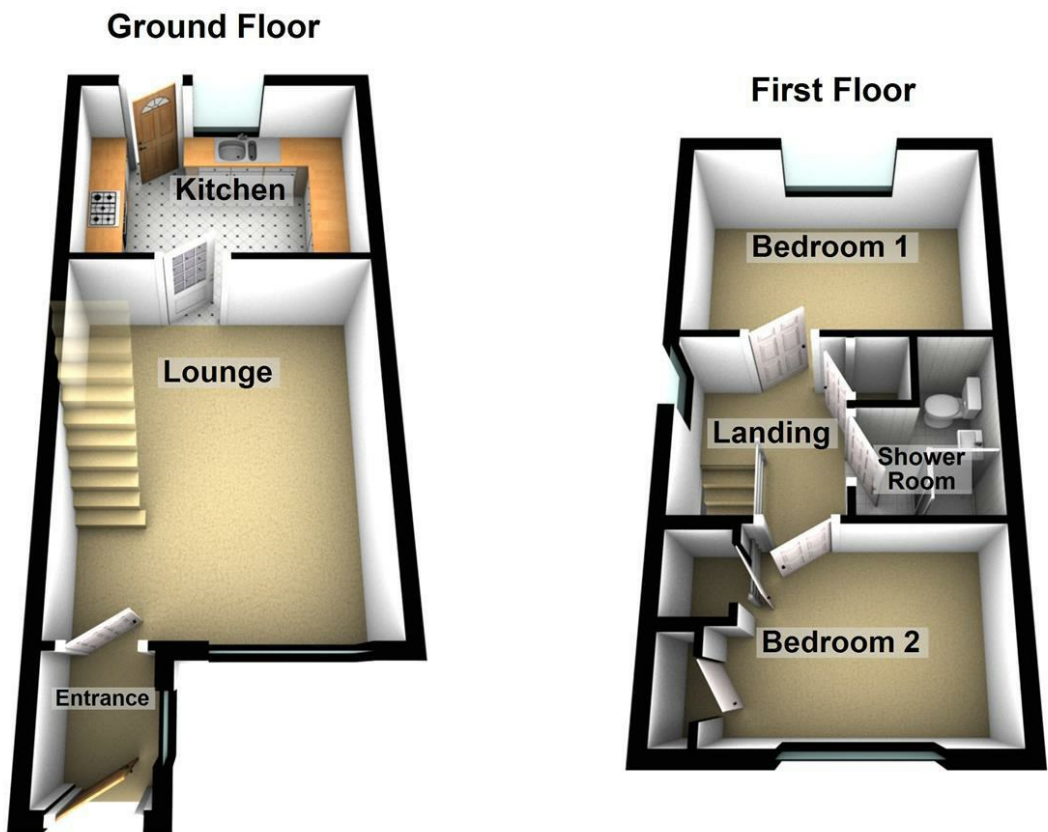
Traditional

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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