

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Basford Park Road, May Bank, Newcastle, ST5 0PT

£120,000



- A Project Property!
- Fitted Kitchen
- Gas Central Heating
- Three Bedrooms
- First Class Location
- White Bathroom Suite
- UPVC Double Glazing
- No Chain!

A project property in a first class location!

This house may not be the finished article at the moment but has the potential to be very special.

Just around the corner from the attractive park at May Bank, located on a bus route and near to local schools, this three bedroom end town house could be an excellent first time buy, or investment. Benefitting from gas central heating and UPVC double glazing, it needs you to put your stamp on it.

The accommodation comprises a large entrance hall, lounge with exposed brick feature wall, fitted kitchen and downstairs bathroom with white suite. Upstairs are three bedrooms and you will find a small enclosed area to the rear.

This house is available now with no onward chain!

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC front door. Radiator. Laminate flooring. UPVC window. Stairs to first floor. Under stairs storage.

### LOUNGE

14'09" x 11'06" (4.50m x 3.51m)

Two UPVC windows. Radiator. Laminate flooring. Exposed brick feature wall.

### KITCHEN

12'10" x 8'08" (3.91m x 2.64m)

Fitted wall and base units. Part tiled splashback. Space for gas/electric cooker. Plumbing for washing machine. Vinyl flooring. Two UPVC windows. Radiator beneath worktop.

### REAR HALL

UPVC external door. Tiled walls and floor. Cupboard containing Baxi combi boiler.

### BATHROOM

8'10" x 6'06" (2.69m x 1.98m)

A white suite with bath, toilet, wash basin and vanity unit. Tiled walls. Vinyl flooring. Radiator. UPVC window.

## BEDROOM ONE

15'0" x 9'06" (4.57m x 2.90m)

Two UPVC windows, No floor covering. Radiator.

## BEDROOM TWO

8'06" x 6'08" (2.59m x 2.03m)

UPVC window, No floor covering. Radiator.

## BEDROOM THREE

8'05" x 8'0" (2.57m x 2.44m )

UPVC window, Laminate flooring. Radiator.

## STAIRS AND LANDING

Fitted carpet. Radiator. Timber balustrade.

## OUTSIDE


Paved path.

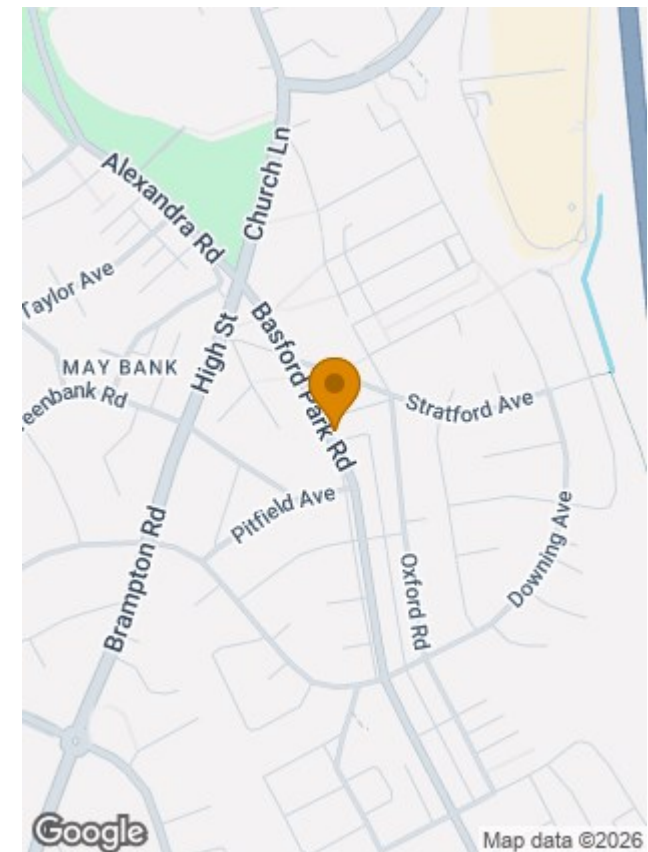
Small paved yard to rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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