



Byker Terrace Walker

- Ground floor flat with private yard
- Two double bedrooms
- Currently tenanted until 23rd October 2024
- Close to local amenities
- Leasehold
- Council tax band A
- EPC rating C

£ 85,000



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Byker Terrace

Walker

This property is a charming blend of comfort and style, neutrally decorated to provide the ideal canvas for you to add your own touch.

As you step inside, you are greeted with a cozy reception room that features a lovely fireplace, instantly creating a warm and inviting atmosphere. This room is the perfect spot to curl up with a good book or host an intimate gathering with friends and family.

The property boasts two spacious bedrooms, one of which is a generous double, offering plenty of space for all your furnishings. Wake up to peaceful mornings in these serene spaces, where every day starts in the most relaxing way possible. There is a well-appointed kitchen. It's a functional space that is designed to make your culinary adventures as smooth as possible. Added to these, a well-maintained shower room completes the living spaces in this inviting flat, ensuring all your needs are conveniently met.

The flat benefits from an EPC rating of 'C', indicating a good level of energy efficiency, and falls within council tax band 'A', making it an economical choice.

This property offers an ideal opportunity for those wishing to put their own stamp on their new home. Don't miss out on the chance to own this inviting flat! It could be the perfect place for you to create a multitude of happy memories. The property is currently tenanted until October 23rd 2024 achieving £475pcm.

ENTRANCE PORCH

Double glazed entrance door, dado rail, laminate flooring.

SHOWER ROOM/W.C

Step in shower cubicle with mains fed shower, low level w.c, pedestal wash hand basin, extractor fan.

LOUNGE – 14'4 max x 13'11 max (4.37m max x 4.24m max)

Double glazed window to the rear, living flame effect gas fire, period style fireplace, one alcove, television point, built in cupboard, laminate flooring, double radiator.

KITCHEN – 8'8 x 8'8 (2.64m x 2.64m)

Fitted with a range of wall and base units, single drainer sink unit, space for auto washer, part tiled walls, wall mounted central heating boiler, radiator, double glazed window to the rear, double glazed door to the rear

BEDROOM 1 – 14'10 max x 12'8 max (4.52m max x 3.86m max)

Double glazed bay window to the front, two alcoves, laminate flooring, double radiator.

BEDROOM 2 – 7'1 x 9'8 max (2.16m x 2.95m max)

Double glazed window to the rear, laminate flooring, and radiator.

REAR YARD

Private with gated access.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

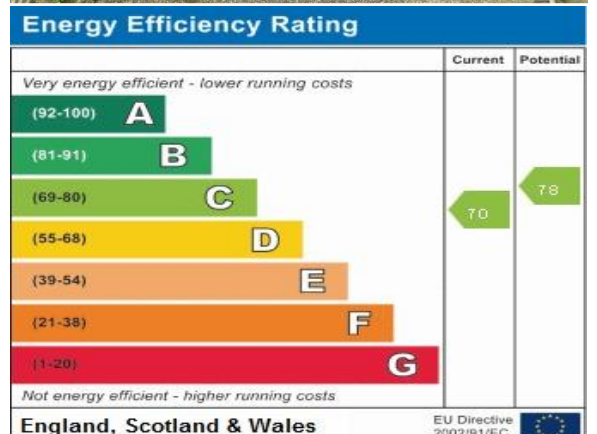
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: A

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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