

# Tamworth Road Arthurs Hill

- First Floor Flat
- No Chain
- Three Bedrooms
- One Reception Room
- Shared Rear Yard

# Offers Over: £90,000



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# TAMWORTH ROAD, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5AS

## **PROPERTY DESCRIPTION**

Offered with no chain is this first floor flat located in Arthurs Hill. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, inner hallway, bathroom and three bedrooms. Externally, there is a shared yard to the rear, which has two areas separated by fence and individual gates to each area.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: E

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: On Street Parking

#### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 92 years remaining as at May 2024

Management Fee: £60 per annum

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#### TAMWORTH ROAD, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5AS

**Entrance** Stairs leading to first floor landing.

### **First Floor Landing**

Lounge 15' 2'' x 12' 3'' max (4.62m x 3.73m) Double glazed window to the front. Radiator.

**Kitchen 10' 9'' x 7' 3'' (3.27m x 2.21m)** Double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Gas cooker point. Kitchen.

**Inner Hallway** Door to the rear.

**Bedroom One 13' 8'' x 13' 5'' (4.16m x 4.09m)** Double glazed window to the front. Radiator.

**Bedroom Two 9' 1'' x 8' 2'' (2.77m x 2.49m)** Double glazed window to the front. Radiator.

**Bedroom Three 11' 0" x 9' 2" (3.35m x 2.79m)** Double glazed window to the rear. Radiator.

#### Bathroom

Frosted double glazed window to the rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

#### External

Shared yard to the rear, which has two areas separated by fence and individual gates to each area.

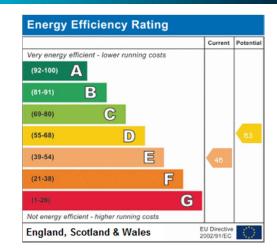
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