



## 2 bed terraced house to buy in

Fossway, Walker, Newcastle upon Tyne,  
Tyne and Wear, NE6 4UJ

**£120,000** Offers Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Mid Terrace House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this two bedroom mid terrace house located within the favoured residential area.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, kitchen located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink, tiled splashback, space for appliances, pantry style cupboard, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. To the first floor there are two bedrooms and bathroom/WC.

Externally to the front of the property is mainly paved providing off street parking, with gravelled area and fenced boundaries. To the rear is a low maintenance private garden, mainly paved with shed and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g28239>

Please call our Heaton office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £120,000

Property Type: Terraced House

Parking: On Street, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly paved providing off street parking with gravelled areas and fenced boundaries.



## Entrance Hall

With door off to the lounge and stairs to the first floor.

## Lounge

*4.01m x 3.93m (13'1" x 12'10")*

Two UPVC double glazed windows to the front, electric log burner set into feature surround and radiator.



## Kitchen

*4.97m x 1.89m (16'3" x 6'2")*

Located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink, tiled splashback, space for appliances, pantry style cupboard, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

*3.57m x 2.92m (11'8" x 9'6")*

Two UPVC double glazed windows to the front, fitted wardrobes with sliding doors and radiator.



## Bedroom Two

3.00m x 3.05m (9'10" x 10'0")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

1.98m x 1.79m (6'5" x 5'10")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.

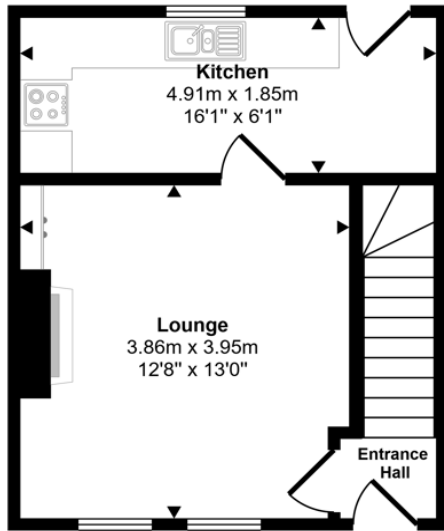


## Rear Garden

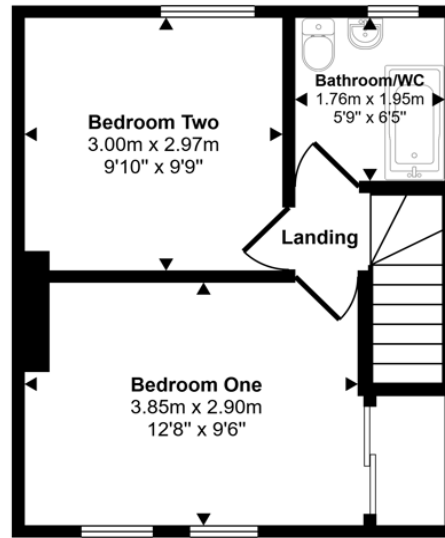
Low maintenance private rear garden mainly paved with shed and fenced boundaries.



Approx Gross Internal Area  
59 sq m / 631 sq ft



Ground Floor  
Approx 29 sq m / 313 sq ft



First Floor  
Approx 30 sq m / 318 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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