



### 3 bed terraced house to buy in

St. Peters Road, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2FW

**£100,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Mid Terrace House
- ✓ No Upper Chain
- ✓ Double glazed and Gas Central
- ✓ EPC Rating C

## Key Information

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

## Description

To be sold with no upper chain is this well presented three bedroom mid terrace house located in Byker.

The accommodation briefly comprising; entrance area, good size lounge, dining room, utility room/WC, kitchen with a good range of wall and base units, complimenting work surfaces, one and a half sink with mixer tap, space for appliances, UPVC double glazed windows and radiator. Three bedrooms and white three piece bathroom suite comprising bath with shower over, hand wash basin and low level WC.

Externally to the rear is a west facing private garden which is mainly laid artificial lawn, decked area, shed and fenced boundaries.

The property benefits from central heating supplied via the Byker District heating system.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g1affd>

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £100,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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: Community Scheme

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



## Entrance Hall

With doors off to the lounge, dining room, kitchen, utility room, large cupboard/cloakroom and stairs to the first floor.

## Lounge

*3.71m x 3.26m (12'2" x 10'8")*

UPVC double glazed window to the rear, electric fire in feature surround, door to the rear garden and radiator.



## Dining Room

*4.05m x 2.60m (13'3" x 8'6")*

UPVC double glazed French doors to the rear garden and radiator.



## Kitchen

*3.73m x 2.28m (12'2" x 7'5")*

With a good range of wall and base units, complimenting work surfaces, one and a half sink with mixer tap, space for appliances, UPVC double glazed window and radiator.



## Utility Room/WC

*2.41m x 1.59m (7'10" x 5'2")*

With low level WC, hand wash basin, bench space, plumbed for washing machine and UPVC double glazed window.



## First Floor Landing

With doors off to all bedrooms, bathroom/WC and large storage cupboard.

## Bedroom One

3.67m x 3.28m (12'0" x 10'9")

UPVC double glazed window to the rear and radiator.



## Bedroom Two

4.09m x 2.59m (13'5" x 8'5")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

3.82m x 2.31m (12'6" x 7'6")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.39m x 1.60m (7'10" x 5'2")

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

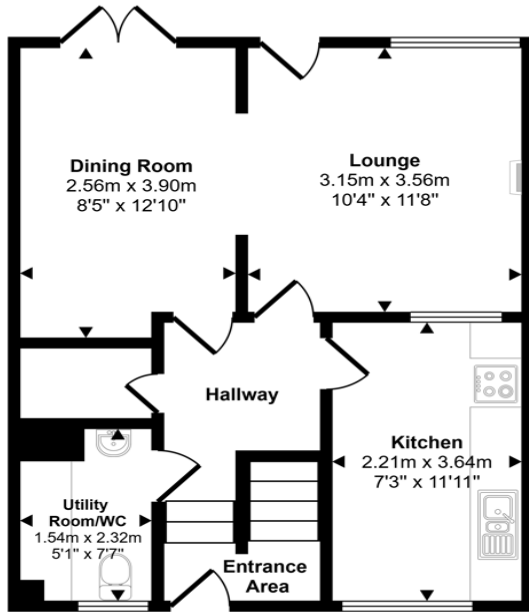


## Rear Garden

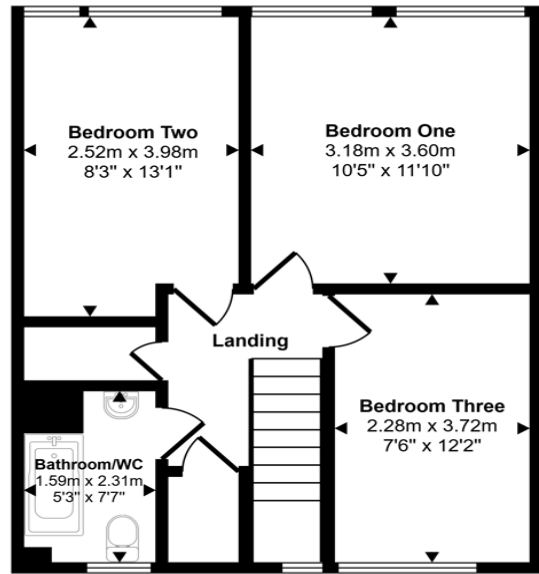
West facing private rear garden which is mainly laid to artificial lawn, decked area, shed and fenced boundaries.



Approx Gross Internal Area  
87 sq m / 936 sq ft



Ground Floor  
Approx 43 sq m / 466 sq ft



First Floor  
Approx 44 sq m / 470 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>		85
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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