



## 2 bed end of terrace house to buy in NE12

Mead Court, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9RF

**£137,000**

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ No Upper Chain
- ✓ Council Tax Band: B
- ✓ EPC Rating: C
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\*\* PERFECT FOR FIRST TIME BUYERS \*\*\*\* SOLD VIA NORTH TYNESIDE AFFORDABLE HOMES SCHEME\*\*\*\*

PATTINSONS are delighted to welcome to the market this two bedroom end terrace house situated on the quiet cul de sac of Mead Court in Forest Hall. Ideally situated in this quiet location it offers great access to all local amenities and has great road, transport and metro links to Newcastle city centre and all surrounding areas.

\*\*The property is being sold under North Tyneside Councils Affordable Home Scheme, please ask for further information when arranging viewings\*\*

The internal accommodation briefly comprises: Entrance hallway, lounge, kitchen/diner and cloak WC. To the first floor there are two double bedrooms and bathroom/WC. Externally the property has a driveway to the front and a pleasant garden to the rear. Property is being sold with no upper chain.

Tenure: Leasehold (vendors currently purchasing Freehold so will be Freehold on completion)

Council Tax Band: B

For further information or to arrange a viewing please contact us: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 109

Annual Ground Rent Amount: £220.00

Price: £137,000

Property Type: End of terrace house

USPs: Garden

Parking: Allocated

Heating: Gas

## External



## Entrance Hallway

Entrance door leading to hallway with double glazed window, central heating radiator and tiled flooring.



## Lounge

*4.65m x 3.80m (15'3" x 12'5")*

Double glazed window to front elevation, wall mounted electric fire, under stair storage, central heating radiator and laminate flooring. Carpeted stairs to first floor.



## Kitchen/Diner

*3.78m x 2.73m (12'4" x 8'11")*

Double glazed window and french doors leading to rear garden. Fitted with a modern range of wall and base units with roll top work surfaces and tiled splashbacks. Integrated appliances to include fridge freezer, washing machine, electric oven, gas hob and chrome extractor hood, stainless steel sink unit and drainer. Central heating radiator and tiled flooring.



## Kitchen/Diner - additional image



## Cloak/WC

Low level WC and wash hand basin. Central heating radiator and tiled flooring.



## Landing

Carpeted flooring and loft access.



## Bedroom One

3.22m x 2.72m (10'6" x 8'11")

Double glazed window to rear elevation, fitted wardrobes, central heating radiator and carpeted flooring.



## Bedroom Two

3.18m x 2.38m (10'5" x 7'9")

Double glazed window to front elevation, fitted wardrobes and further storage cupboard, central heating radiator and carpeted flooring.



## Bathroom/WC

Double glazed frosted window. White suite comprising of: Panelled bath with shower over, low level WC and wash hand basin on vanity unit. Chrome heated towel rail and wood effect vinyl flooring.




## Rear Garden

Decked and paved patio areas.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	75	
(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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