

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Hanover Street, Newcastle, , ST5 1AU

£100,000

- Close To Newcastle Town Centre
 - Two Bedrooms
- Combi Boiler For Gas Central Heating
 - Bathroom With White Suite
- Buy To Let Potential
- Two Reception Rooms
- UPVC Double Glazing
- No Chain

AN IDEAL BUY TO LET PROPERTY!

Just a very short walk away from Newcastle Town Centre, this middle terrace type house has been the subject of a significant amount of modernisation but does need some finishing touches.

Already with the benefit of UPVC double glazing throughout and gas central heating from a combi boiler but ready for complete redecoration.

For more information call or e-mail us.



GROUND FLOOR

SITTING ROOM

11'02 x 10'10 (3.40m x 3.30m)

Laminate flooring. UPVC double glazed front door and window with fitted venetian blind. Radiator.

LIVING ROOM

10'11 x 10'10 (3.33m x 3.30m)

Laminate flooring. UPVC double glazed window. Radiator. Stairs leading to the first floor.

KITCHEN

7'07 x 5'00 (2.31m x 1.52m)

Tiled floor and part tiled walls. Twin stainless steel sinks. White wall cupboards and base units together with an integrated electric hob, cooker hood and under oven. UPVC double glazed window.

REAR HALL

Tiled flooring. Plumbing for washing machine. White wall cupboard. UPVC double glazed external door.

BATHROOM/WC

8'02 x 5'00 (2.49m x 1.52m)

White suite including a corner bath with shower fitting, wash basin and wc within a fitted unit. Radiator. UPVC double glazed window. Tiled walls. Fitted mirror.

FIRST FLOOR

SMALL LANDING

BEDROOM ONE

11'02 x 9'08 min (3.40m x 2.95m min)

Radiator. UPVC double glazed window.

BEDROOM TWO

10'11 x 10'10 (needs checking) (3.33m x 3.30m (needs checking))

Radiator. UPVC double glazed window. Alpha gas fired combi boiler for central heating and hot water.

OUTSIDE

Small rear yard.





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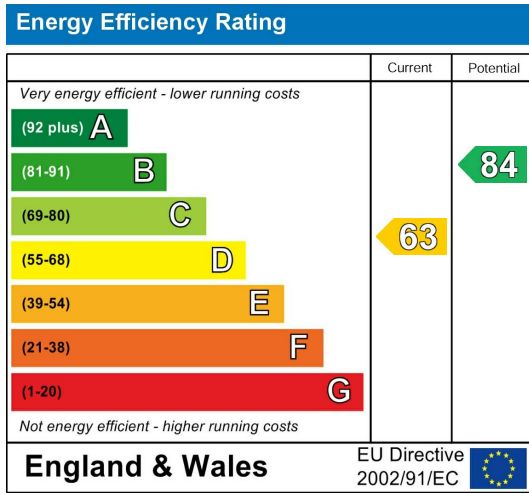
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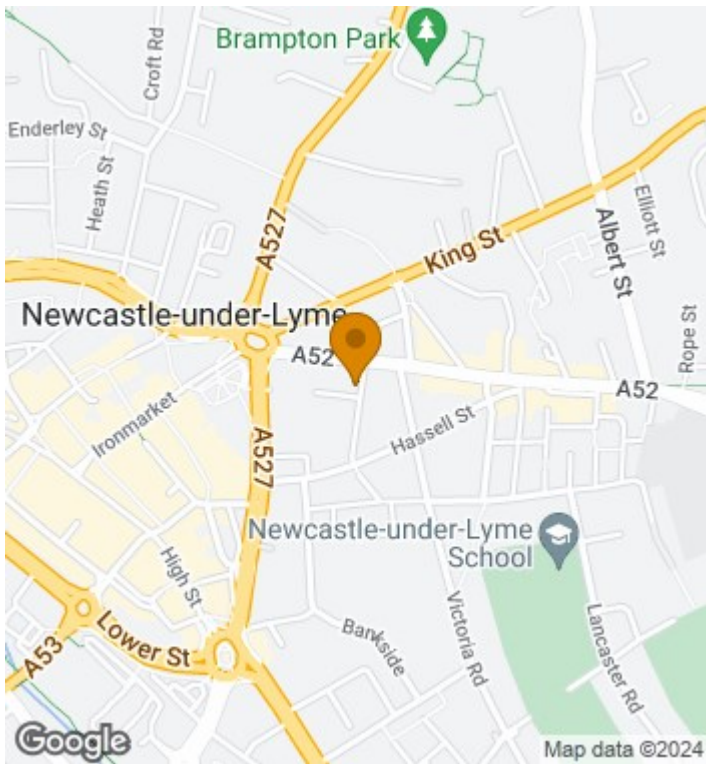
Tenure - Freehold

Council Tax Band - A



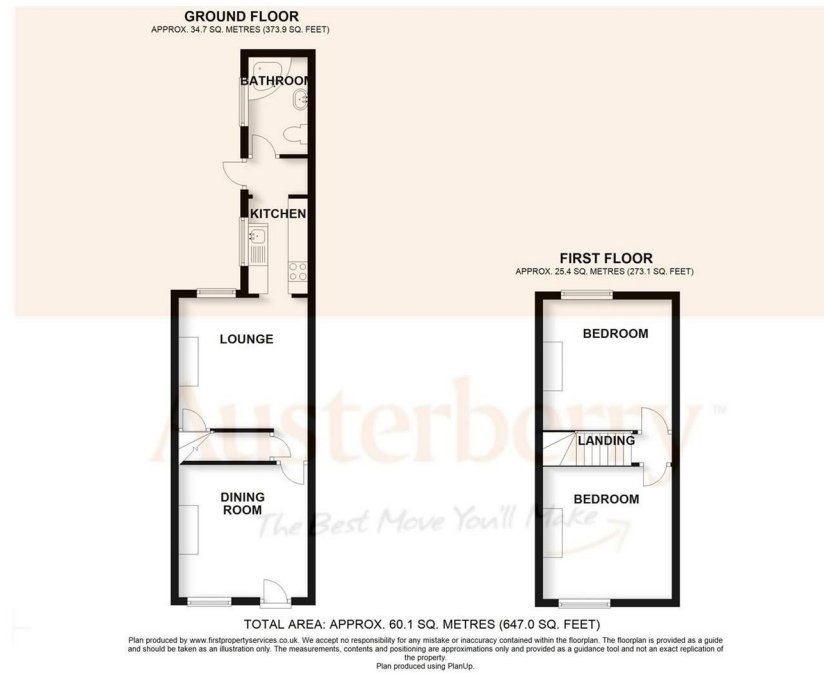
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PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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