

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Victoria Street, Chesterton, Newcastle, ST5 7EW

£99,950

- Watch Our Online Video Tour
- Small Utility Room
- Two Bedrooms
- Enclosed Paved Garden
- Two Reception Rooms
- Ground Floor WC
- Loft Area
- No Chain!

A terraced house which offers so much more than meets the eye!

This two bedroom terraced house in Chesterton is offered for sale at a reasonable price but offers so much more than other properties in the area.

On the ground floor, there are two reception rooms, a lengthy kitchen and even a small utility area with wc.

To the first floor, there are two double bedrooms and a spacious shower room. There is also a large landing area which could well be utilised as office or storage space and there is a loft complete with fitted carpets and a velux window.

The property is offered for sale with no onward chain and we would be delighted to show you around!

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### SITTING ROOM

12'7 max x 10'11 max (3.84m max x 3.33m max)

Laminate effect flooring. Radiator. Gas fire. UPVC double glazed front door and window.

### LIVING ROOM

12'6 max x 11'8 max (3.81m max x 3.56m max)

Laminate effect flooring. Radiator. Store cupboard. UPVC double glazed patio doors leading out into the garden.

### KITCHEN

17'1 max x 6'3 max (5.21m max x 1.91m max)

Laminate effect flooring. Tiled walls. UPVC double glazed window and rear door. Range of wall cupboards and base units with integrated hob, wall mounted extractor and gas oven.

### UTILITY ROOM/WC

6'4 x 4'3 (1.93m x 1.30m)

Laminate effect flooring. Radiator. Tiled walls. Two UPVC double glazed windows. Plumbing for washing machine. Wc. Gas fired boiler.

## FIRST FLOOR

## LANDING

11'11 x 6'4 (3.63m x 1.93m)

Fitted carpet. Radiator. Store cupboard. Access to the loft which has ample storage, is carpeted and has a velux window.

Scope to be utilised as office space!

### BEDROOM ONE

12'8 x 10'11 (3.86m x 3.33m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'10 x 9'5 (3.61m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window. Storage area.

### SHOWER ROOM

9'5 max x 8'2 max (2.87m max x 2.49m max)

Tiled floor. Part tiled walls. Radiator. UPVC double glazed window. Wc, wash basin within a vanity unit and a shower cubicle. Cupboard containing the water cylinder and tank.

### OUTSIDE

On street parking to the front.

Small enclosed paved garden to the rear.





**MATERIAL INFORMATION**

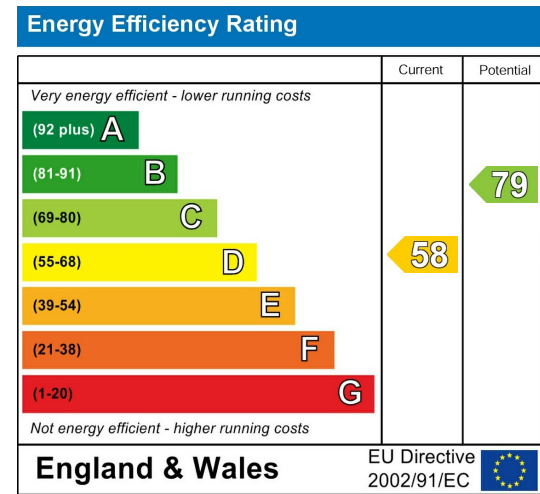
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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