

Broxburn Court, Cragston Park, Newcastle upon Tyne NE5 3UA

Offers Over: £140,000

Available for sale is this semi detached house located in Cragston Park. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: C





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Semi Detached House

Gardens to the Front & Rear

Three Bedrooms

Popular Location

For any more information regarding the property please contact us today

Hallway

Lounge 12' 10" x 13' 0" (3.91m x 3.96m)

Two double glazed windows to the front. Storage cupboard. Radiator.

Kitchen

Double glazed window to the rear. High gloss units. Gas hob. Electric oven. Extractor hood. Breakfast bar.

First Floor Landing

Loft access.

Bedroom One 13' 4" x 9' 6" (4.06m x 2.89m)

Two double glazed windows to the front. Fitted wardrobe. Radiator.

Bedroom Two 9' 6" x 8' 9" (2.89m x 2.66m)

Double glazed window to the rear. Radiator.

Bedroom Three 10' 4" max x 6' 4" (3.15m x 1.93m)

Double glazed window to the front. Radiator.

Bathroom

Frosted double glazed window to the rear. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

External

Gardens to the front and rear.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

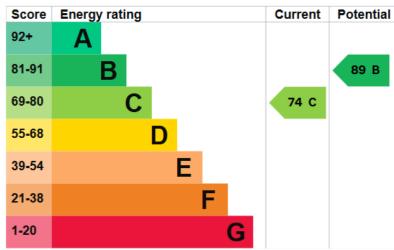
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