



Victoria Terrace | Throckley | NE15 9EL

**£125,000**



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**Stunning Terraced House**

**Spacious Lounge**

**Two Bedrooms**

**Front Yard and Rear Garden**

**Modern Kitchen/Dining Area**

**No Onward Chain**

**Shower Room**

**No Chain**

**RMS** | Rook  
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**We are delighted to introduce this fabulous refurbished two bedroom mid terrace house on Victoria Terrace in Throckley.**

**The property to the ground floor briefly comprises of an entrance hallway, a lovely lounge and spacious dining kitchen. The cosy lounge offers a space for family relaxation, while the dining kitchen has array of cupboards and integrated oven hob and extractor hood.**

**To the first floor there are two double bedrooms and main family bathroom. Externally there is a town garden to the front and a private yard to the rear**

**Located in the western part of Newcastle, the house benefits from convenient access to public transport routes to and from Newcastle City Center and the Metro Centre.**

**Overall, this stunning property is in a sought-after location and represents an opportunity for a range of different purchasers Early viewing is recommend to avoid disappointment.**

#### Hall

Central heating radiator, stairs to first floor and a storage cupboard.

Landing 13' 8" x 11' 3" (4.16m x 3.43m)

Double glazed window to the front and a central heating radiator.

Dining Area/Kitchen 17' 11" x 12' 0" (5.46m x 3.65m)

Fitted with a range of wall and base units, double glazed window to the side, two central heating radiators, integrated oven, plumbing for automated washing machine and recess spot lighting.

#### Landing

Loft access and a central heating radiator.

Bedroom One 14' 7" plus alcove x 13' 9" max (4.44m x 4.19m)

Double glazed window to the front and a central heating radiator.

Bedroom Two 12' 6" x 12' 1" in alcove (3.81m x 3.68m)

Double glazed window to the rear and a central heating radiator.

Shower Room 8' 10" max x 6' 8" max (2.69m x 2.03m)  
Double glazed window, shower cubicle, pedestal wash hand basin, low level W.C and a chrome heated towel rail.

Externally: There is a town garden to the front and a private rear yard.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

#### 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

#### TENURE

Freehold – 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

**COUNCIL TAX BAND: A**

**EPC RATING: E**

WD8519. BW.AF.09/02/2025.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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