



Hunters Road | Spital Tongues | NE2 4NB

£180,000

This two-bedroom end of terrace property is for sale in Spital Tongues, Newcastle upon Tyne, and offers well-arranged accommodation close to major local institutions and amenities.

RMS | Rook
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Sayer



x2



x1



x1

End of Terrace House

Excellent Buy-to-Let Investment

Two Double Bedrooms

Close to RVI Hospital, Newcastle University and Dental Hospital

Freehold

Ideal for First Time Buyers

EPC Rating D / Council Tax Band A

Near Leazes Park and Newcastle City Centre

For any more information regarding the property please contact us today

ENTRANCE HALL:

Part glazed entrance door and staircase to first floor with an understairs cupboard.

LOUNGE AREA: (open to kitchen) 11'11 max x 9'11 max (3.63m max x 3.01m max)

Double glazed window to front, with laminate flooring, two alcoves and a living flame effect gas fire.

KITCHEN: 6'8 x 12'11 (2.03m x 3.94m)

Fitted with a range of wall and base units, built in electric oven and hob, single drainer sink unit, space for automatic washing machine, part tiled walls and a breakfast bar, with a door to the ground floor shower room, single radiator, double glazed window to the front and a double glazed door to the rear leading out to the yard.

BEDROOM ONE: (first floor) 10'7 max x 12'1 max (3.22m max x 3.67m max)

Double glazed window to the front and a single radiator.

BEDROOM TWO: (first floor) 8'6 max x 9'4 max (2.58m max x 2.82m max)

Double glazed window to the side and a single radiator.

SHOWER ROOM/WC:

White 3 piece suite comprising of a step in shower cubicle with a mains fed shower, low level WC and pedestal wash hand basin, airing cupboard housing hot water cylinder, with a central heating boiler, single radiator, and a double glazed frosted window to the side.

REAR YARD:

Gated access.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

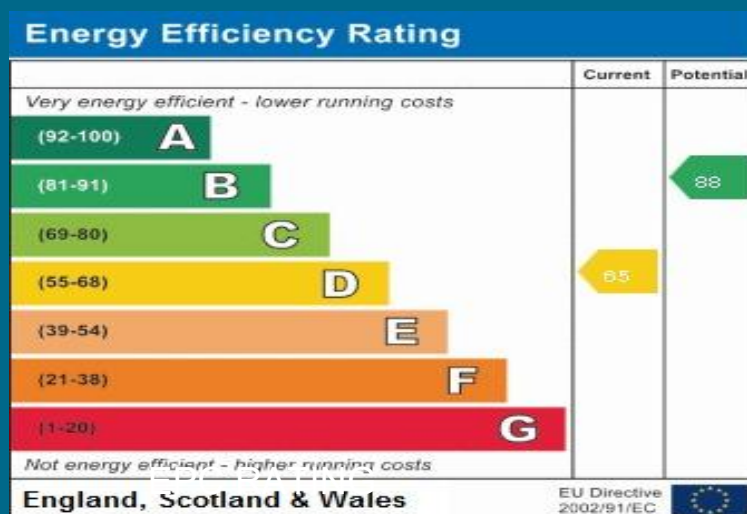
TENURE

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: D

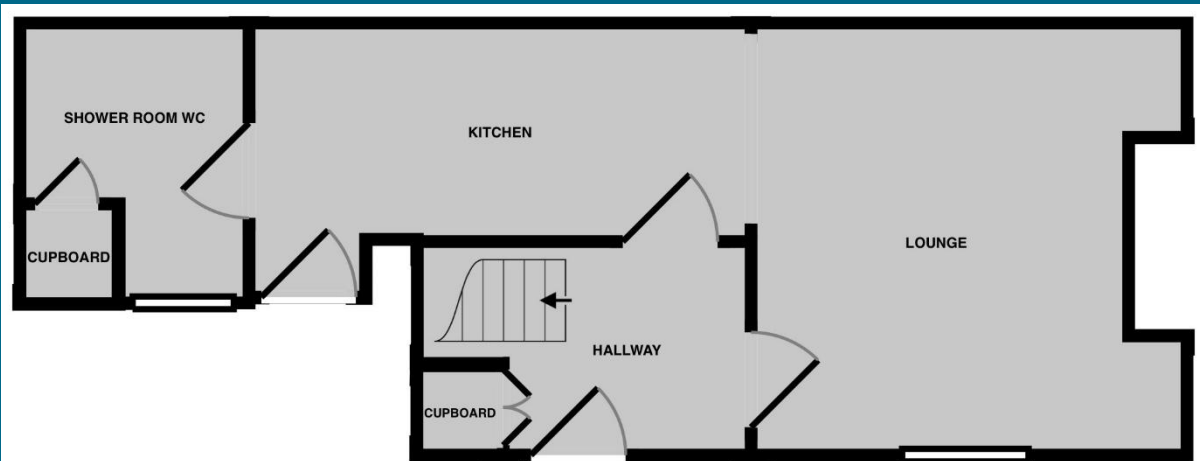
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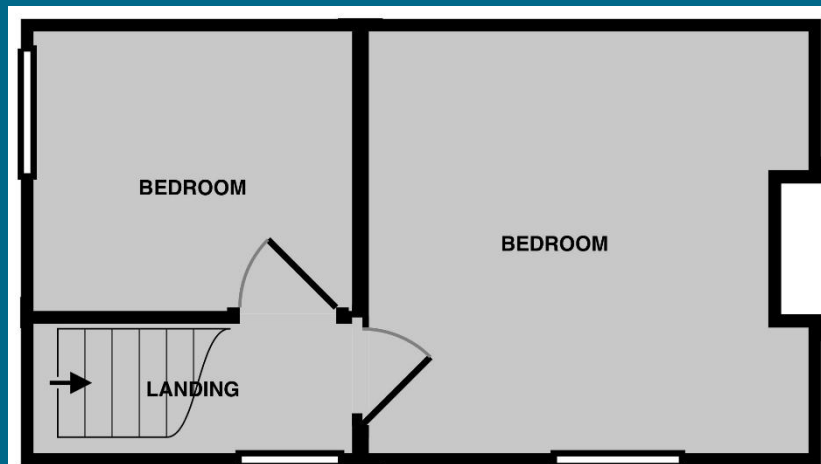
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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