



Harbottle Court | Byker | NE6 2AH

£95,000

SOLD AS SEEN. A two-bedroom mid terrace house situated in Byker.

Briefly comprising of; lounge dining area, kitchen, two bedrooms and a bathroom WC. Externally the property benefits from a decked rear garden and a driveway.

RMS | Rook
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Two Bedroom Mid Terrace House

No Upper Chain

Driveway

Sold As Seen

Garden

EPC Rating C

Freehold

Council Tax Band A

For any more information regarding the property please contact us today

ENTRANCE PORCH:

Double glazed entrance door with double glazed windows to the front and side, and a meter area.

LOUNGE: 14'4 x 11'10 (4.36m x 3.60m)

Double glazed window to the front, with a staircase to the first floor and two single radiators.

KITCHEN: 11'9 x 6'11 (3.58m x 2.11m)

Fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, built in gas hob, part tiled walls, tiled floor, combination boiler, double radiator, double glazed window to the rear, and a double-glazed door to the rear.

BEDROOM ONE: 11'5 x 11'9 into recess (3.49m x 3.59m into recess)

Double glazed window to the front, with a built-in cupboard and a single radiator.

BEDROOM TWO: 10'0 x 5'9 (3.04m x 1.74m)

Double glazed window to the rear, with a single radiator.

BATHROOM/WC: 7'2 x 5'8 (2.19m x 1.73m)

White 3-piece suite comprising of a paneled bath, pedestal wash hand basin and low-level WC, with an airing cupboard, single radiator, and a double-glazed frosted window to the rear.

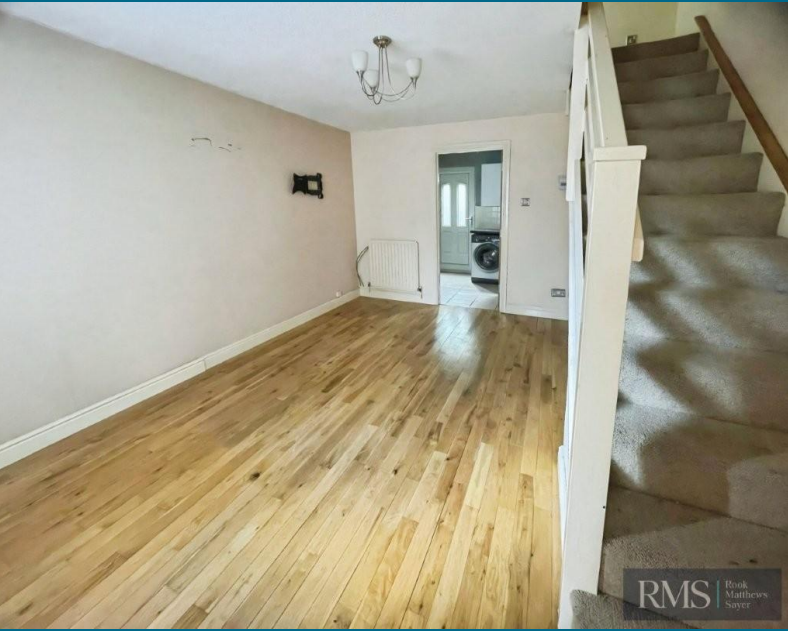
EXTERNALLY:

Front driveway and mainly decked rear garden, with fenced boundaries and a pond.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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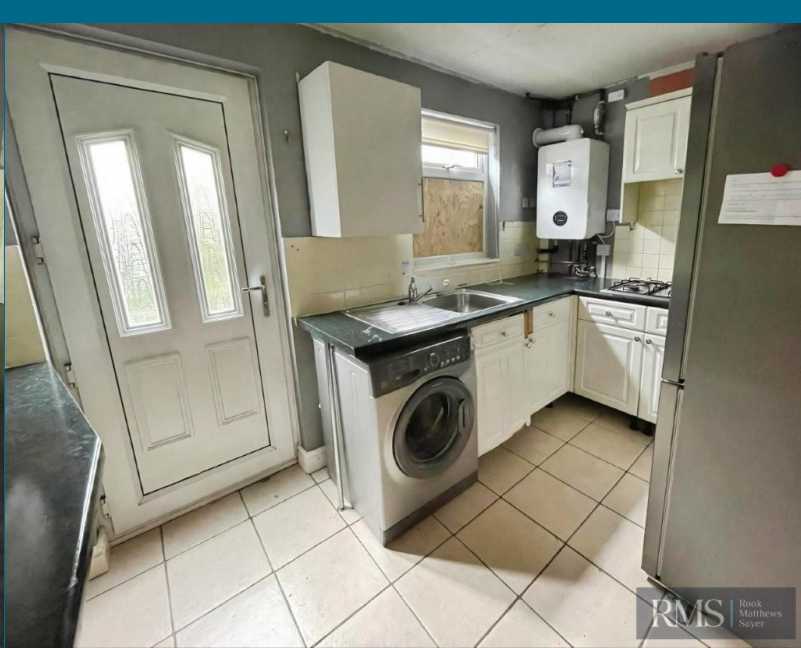
RMS Rook Matthews Sayer



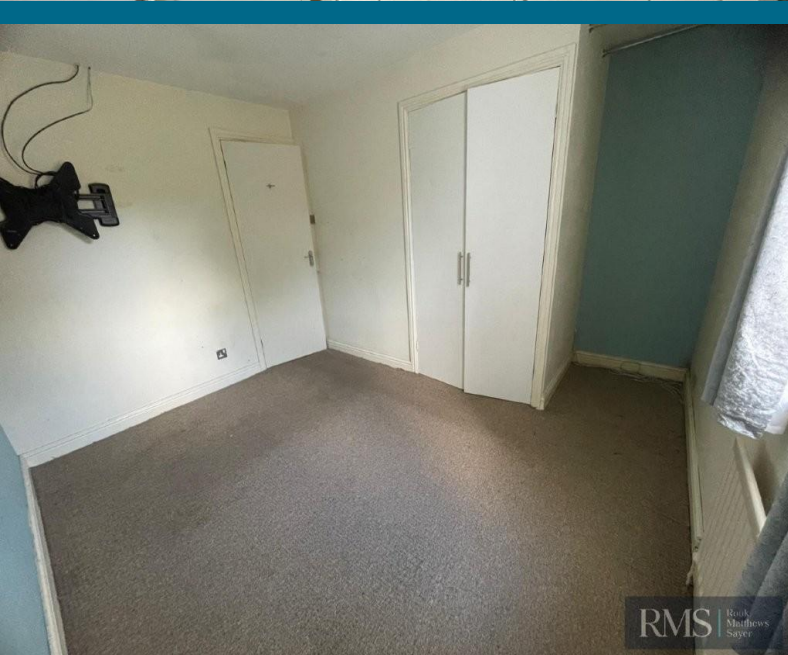
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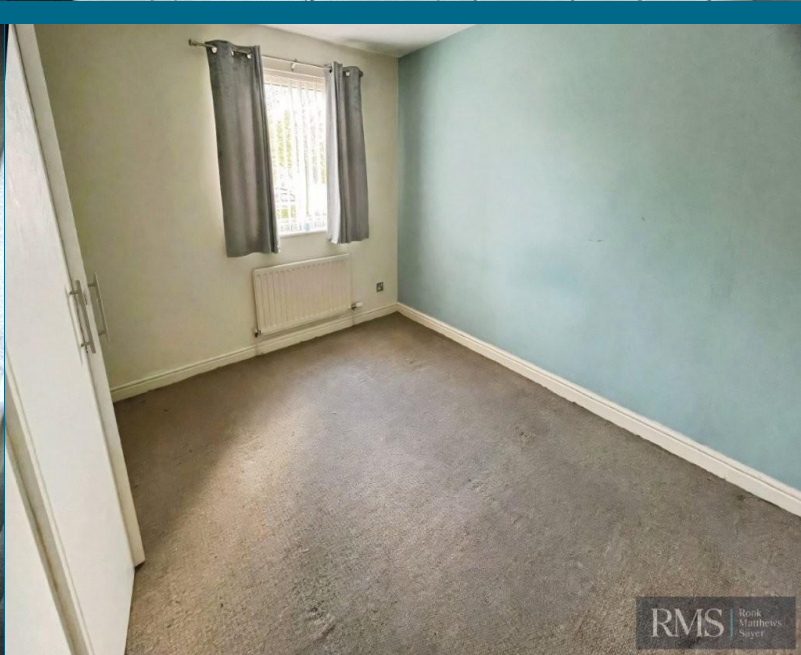
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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Plus Driveway

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.

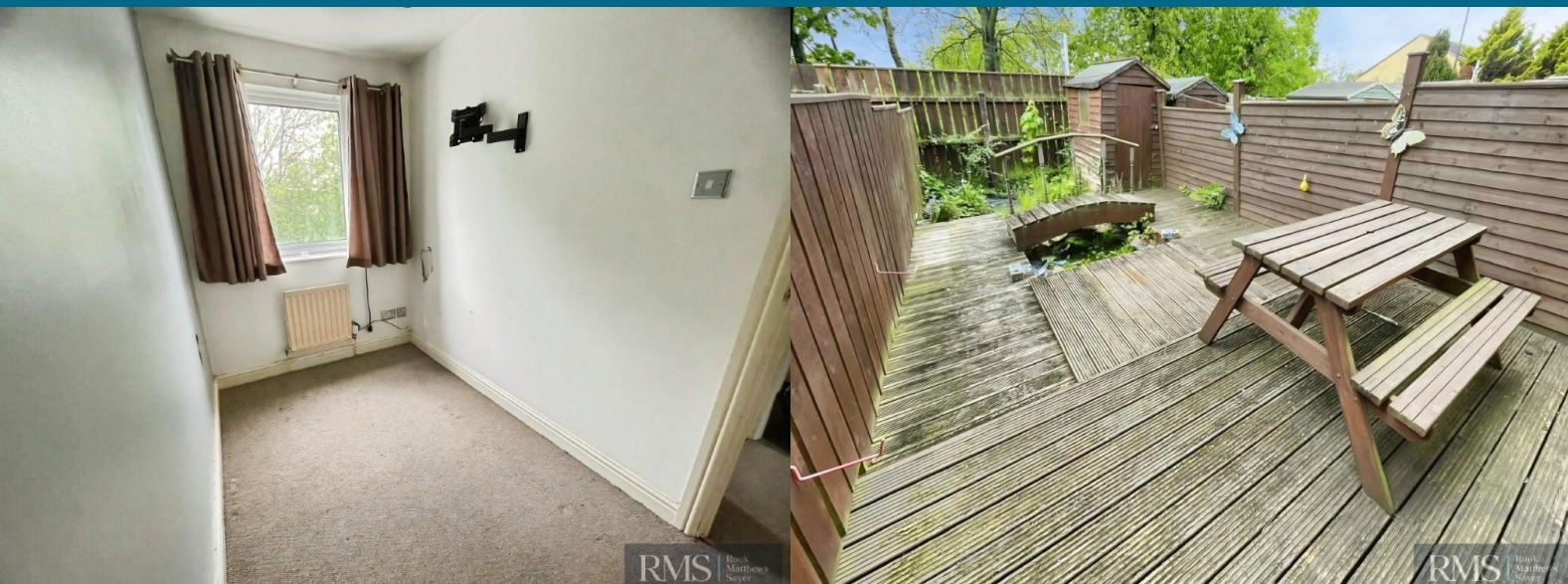
TENURE

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: C

JR4748.CW.MB.7.5.26. V.2



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	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.