



## 2 bed terraced house to buy in

Myrtle Crescent, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 7ND

**£140,000** offers over

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Mid Terrace House
- ✓ Two Double Bedrooms
- ✓ Modern Fitted Kitchen & Bedroom
- ✓ Gardens to Front & Rear
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

PATTINSONS are delighted to welcome to the market this two bedroom mid terraced house located on the popular Myrtle Crescent, ideally situated for access to all local amenities including schools and shops, it also has great transport links to Newcastle upon Tyne, the A19 and all other surrounding areas.

The property benefits from gas central heating and double glazing and the internal accommodation briefly comprises:- Entrance porch, hallway, lounge, 17ft kitchen/diner and bathroom. To the first floor there are two double bedrooms and WC. Externally the property has gardens to front and rear.

Tenure: Freehold.

Council Tax Band: A

For further information or to arrange a viewing please contact us: [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: offers over £140,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

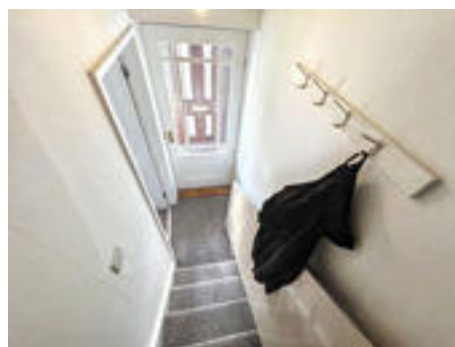
Heating: Gas

## External



## Entrance Porch

## Entrance Hallway



## Lounge

4.44m x 3.71m (14'6" x 12'2")

Double glazed window to front elevation, under stair storage cupboard, central heating radiator and carpeted flooring.



## Kitchen/Diner

5.44m x 2.05m (17'10" x 6'8")

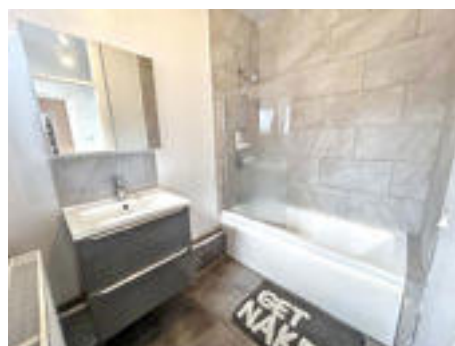
Double glazed window to rear elevation. Fitted with a modern range of wall and base units with roll top work surfaces and matching splashback, integrated electric oven and hob with black extractor hood, black sink unit and drainer and plumbed for washing machine. Central heating boiler located in wall unit. Central heating radiator. Tile effect laminate flooring.



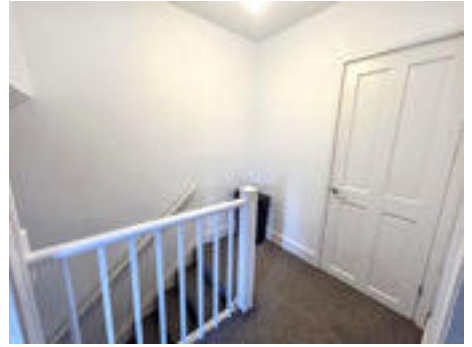
## Bathroom

2.26m x 1.68m (7'4" x 5'6")

Double glazed frosted window. Panelled bath with shower over and pedestal wash hand basin on vanity unit. Central heating radiator and tile effect laminate flooring.



## Landing



## Bedroom One

4.06m x 2.89m (13'3" x 9'5")

Double glazed window to front elevation. Three storage cupboards. Central heating radiator and carpeted flooring.



## Bedroom Two

3.47m x 2.93m (11'4" x 9'7")

Double glazed window to rear elevation, central heating radiator and carpeted flooring.



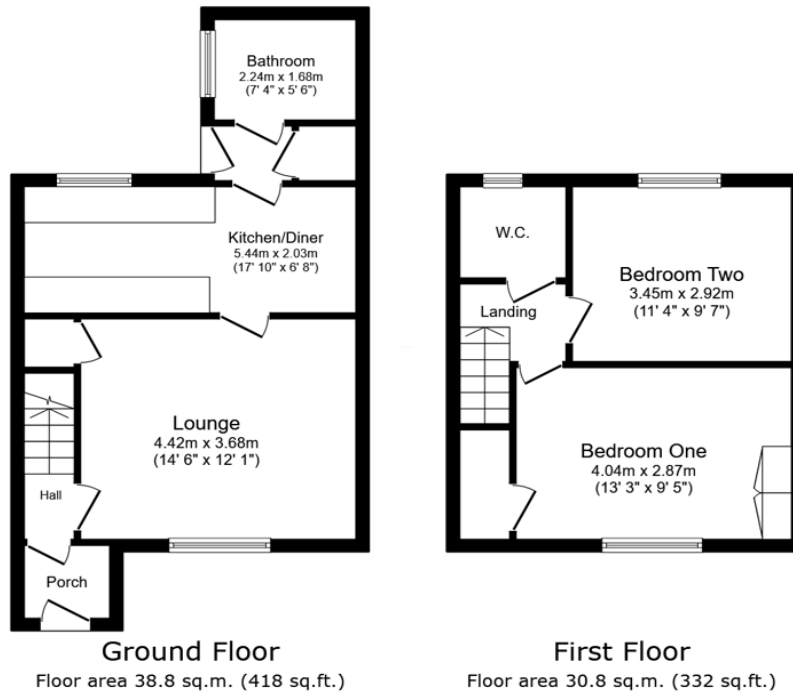
## WC

Double glazed frosted window. Low level WC and wash hand basin.



## Rear garden





Total floor area: 69.6 sq.m. (749 sq.ft.)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
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**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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