

5 bed pair of flats to buy in NE16

Park Terrace, Swalwell, Newcastle upon Tyne and Wear, NE16 3BU

£100,000 Starting Bid

- ✓ PAIR OF FLATS
- ✓ TWO / THREE BEDROOM FLAT
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM

**PATTINSON
AUCTION**



Floor Plan
Floor area 66.4 sq.m. (715 sq.ft.)

Total floor area: 66.4 sq.m. (715 sq.ft.)

The information is for general guidance only. It is not intended to be a contract. The information is for general guidance only. It is not intended to be a contract. The information is for general guidance only. It is not intended to be a contract.



Floor Plan
Floor area 66.7 sq.m. (718 sq.ft.)

Total floor area: 66.7 sq.m. (718 sq.ft.)

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Summary

- Property Type: Pair of Flats - Bedrooms: 5 - Parking: On Street - Central Heating: Gas
- Price: Starting Bid £100,000
- Tenure: Freehold

Description

We are delighted to offer the the market a pair of spacious Freehold flats (Two Bedroom Lower and Three Bedroom Upper) located on the popular Park Terrace, Swalwell, Newcastle Upon Tyne, presenting a wonderfully versatile accommodation opportunity, perfect residential letting!

Comprised of two flats, the configuration includes a two-bedroom lower flat and a three-bedroom upper flat. Each flat has been skillfully renovated, boasting generous living spaces and a wealth of natural light throughout, creating a warm and inviting atmosphere in every room.

Each property also includes two welcoming reception rooms, offering a variety of uses with five bedrooms across the two flats.

Situated in Swalwell, a charming neighbourhood in New Castle upon Tyne, the property benefits from its proximity to local amenities, excellent transport links, as well as an array of leisure activities.

Overall, if you're seeking a versatile living arrangement in a favourable location, this pair of flats is certainly a worthwhile investment.

Council Tax Band: A

Tenure: Freehold

EPC Rating: C

Construction materials: Brick and block

Roofing type: Clay tiles

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

External Front

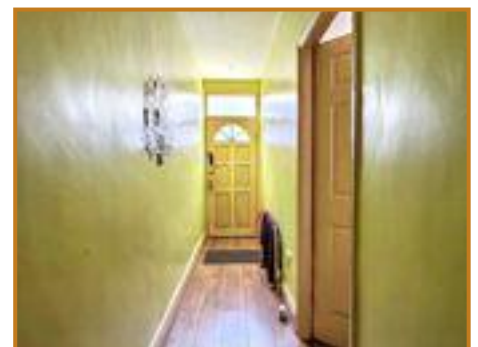


71 Park Terrace

Entrance/Hallway

5.39m x 0.96m (17'8" x 3'1")

Part glazed door leading to entrance, built in storage, gas central heating radiator, laminate flooring, recess lighting, door to;



Bedroom One

4.12m x 4.26m (13'6" x 13'11")

Double glazed window to front aspect, gas central heating radiator, original marble fire surround with inset cast iron gas fire;



Bedroom Two

2.99m x 2.37m (9'9" x 7'9")

Double glazed window to rear aspect, gas central heating radiator;



Lounge

4.05m x 4.26m (13'3" x 13'11")

Double glazed window to rear aspect gas central heating radiator, electric fire with feature surround, door to;



Kitchen

3.92m x 1.76m (12'10" x 5'9")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, combi boiler, plumbing for washing machine, space for fridge freezer, laminate flooring, recess lighting, double glazed window to rear aspect, part glazed door leading to Courtyard, door to;



Family Bathroom

1.89m x 1.76m (6'2" x 5'9")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w/c, gas central heating radiator, part tiled walls, extractor, recess lighting, laminate flooring, double glazed window to side aspect;



73 Park Terrace

Entrance/Hallway.

Part glazed door leading to entrance, laminate flooring, stairs to first floor;

First Floor Landing

3.18m x 2.38m (10'5" x 7'9")

Loft access, doors to;



Bedroom One.

4.12m x 4.27m (13'6" x 14'0")

Double glazed windows to front aspect, gas central heating radiator, original marble fire surround with cast iron insert;



Bedroom One..



Bedroom Two.

2.98m x 2.38m (9'9" x 7'9")

Double glazed window to rear aspect, gas central heating radiator;



Bedroom Three

1.98m x 2.08m (6'5" x 6'9")

Double glazed window to front aspect, gas central heating radiator; (Image to follow)

Lounge.

4.10m x 4.14m (13'5" x 13'6")

Double glazed window to rear aspect, gas central heating radiator, gas fire with feature surround, door to;



Lounge..



Kitchen.

3.94m x 1.82m (12'11" x 5'11")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, combi boiler, plumbing for washing machine, space for fridge freezer, laminate flooring, recess lighting, double glazed window to rear aspect, part glazed door leading to Courtyard, door to;



Kitchen..



Family Bathroom.

1.92m x 1.82m (6'3" x 5'11")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w/c, gas central heating radiator, extractor, recess lighting, laminate flooring, double glazed window to side aspect;



External Rear

Shared walled court yard, gated access to rear lane;





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Park Terrace, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3BU

Contact your local branch today for more information on this property:

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, www.pattinson.co.uk

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