


## 2 bed maisonette to buy in NE4

Diana Street, Newcastle upon Tyne, Tyne and Wear, NE4 6BQ

# £99,000 Starting Bid

x 2 x 1 x 1

Tenure

**Leasehold**

## Property features

- Two Bedroom Maisonette
- On Edge of City Centre
- Well Presented Throughout
- For Sale by Auction
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

For sale by online unconditional auction. Terms and conditions apply. Situated on Diana Street, this well-presented two bedroom maisonette offers spacious and versatile accommodation in a convenient location within easy reach of Newcastle city centre.

The property is ideally placed for access to the city's universities, St James' Park and a wide range of shops, leisure facilities and transport links, making it an attractive proposition for owner-occupiers and investors alike.

The accommodation is arranged over three floors comprising; own private entrance leading to the entrance hall with useful utility area and stairs to the first floor, first floor landing, lounge, modern shower room/WC, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances and UPVC double glazed window. To the second floor is a large master bedroom with fitted wardrobes

Externally to the rear is mainly paved with fenced and walled boundaries incorporating gate leading to the rear lane.

Virtual tour Available at link below:

https://tours.pattinson.co.uk/tour/1ga1g317ad

Well presented throughout and occupying a sought-after location close to the heart of Newcastle, this appealing maisonette represents an excellent opportunity and is offered for sale by auction

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £316.00

Price: Starting Bid £99,000

Property Type: Maisonette

Heating: Gas

## Entrance Hall/Utility



## Stairs to First Floor

## Lounge

*3.90m x 3.40m (12'9" x 11'1")*



## Kitchen

*2.50m x 2.50m (8'2" x 8'2")*



## Shower Room



## Bedroom Two

*2.00m x 2.70m (6'6" x 8'10")*



## Stairs to Second Floor

## Bedroom One

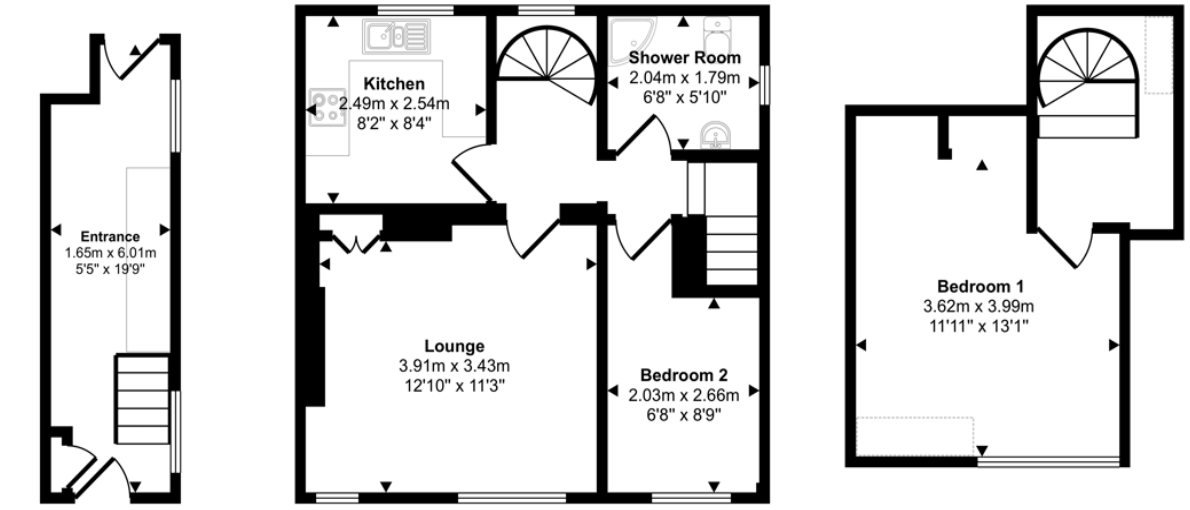
*3.40m x 4.00m (11'1" x 13'1")*



## External



Approx Gross Internal Area
70 sq m / 752 sq ft



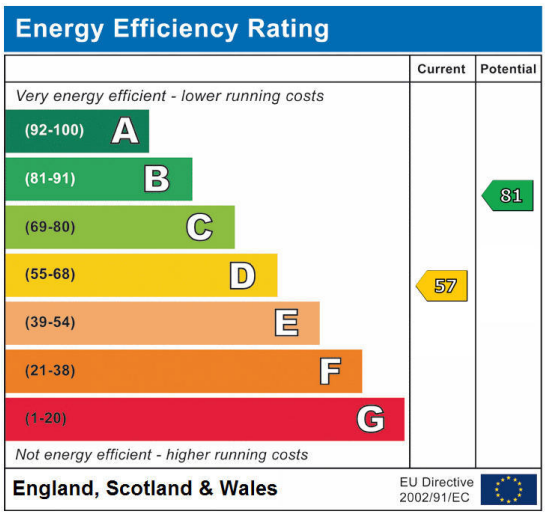

Ground Floor
**Approx 9 sq m / 101 sq ft**

First Floor
**Approx 40 sq m / 434 sq ft**

Second Floor
**Approx 20 sq m / 218 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Diana Street, Newcastle upon Tyne, Tyne and Wear, NE4 6BQ

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880, west.road@pattinson.co.uk, www.pattinson.co.uk**

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