



## 2 bed semi-detached house to buy in NE6

Holywell Avenue, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3RY

**£69,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms
- ✓ End Of Terrace Property
- ✓ Corner Plot
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via online Auction. Fees apply.

To be sold with no upper chain is this two bedroom end of terrace house located on this larger than average corner plot and is ideally located close to good schools, shops and all local amenities.

Comprising; Entrance Hallway, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. To the first floor there are two bedrooms and bathroom/WC.

Externally to the front is a wrap around garden mainly laid to lawn with fenced boundaries. To the rear is a private garden which is mainly laid to lawn with fenced boundaries.

The property benefits from UPVC double glazing, gas central heating.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g325b4>

Please call our Heaton office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



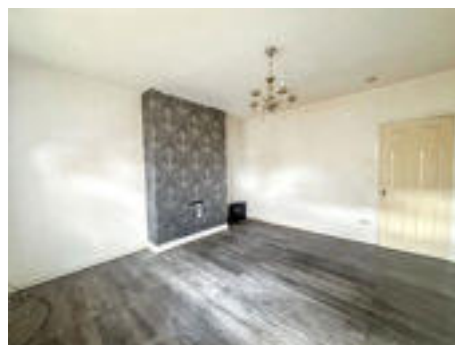
## Entrance Hall

With door off to the lounge and stairs to the first floor.

## Lounge

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

Two UPVC double glazed windows to the front and radiator



## Kitchen

*5.00m x 1.80m (16'4" x 5'10")*

To the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

*5.00m x 3.00m (16'4" x 9'10")*

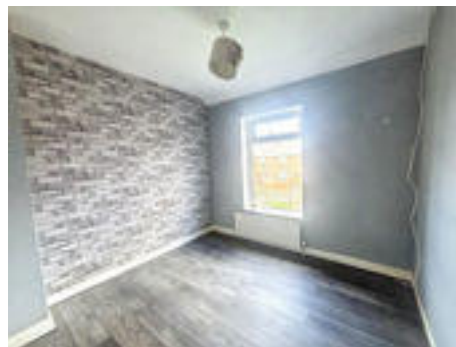
Two UPVC double glazed windows to the front and radiator.



## Bedroom Two

2.90m x 2.90m (9'6" x 9'6")

UPVC double glazed window to the rear and radiator.



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## Bathroom/WC

1.90m x 1.80m (6'2" x 5'10")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



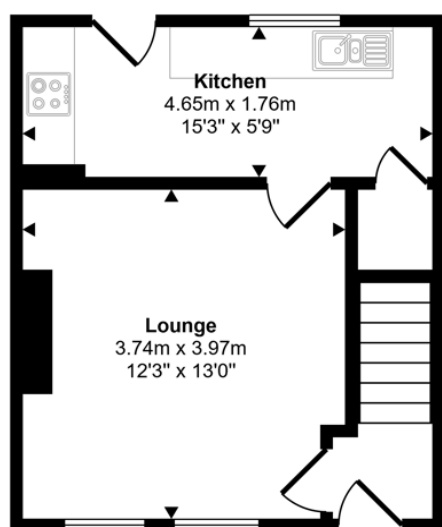
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## Rear Garden

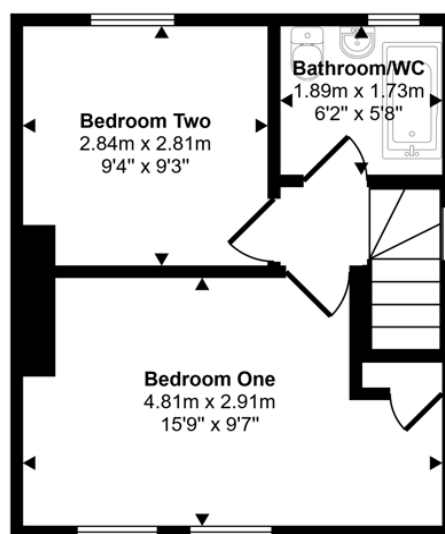
Private rear garden mainly laid to lawn with fenced boundaries.



Approx Gross Internal Area  
56 sq m / 601 sq ft



Ground Floor  
Approx 27 sq m / 295 sq ft



First Floor  
Approx 28 sq m / 306 sq ft

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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, [heaton@pattinson.co.uk](mailto:heaton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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