



ASHBROOKE STREET, MONTAGU EST, NEWCASTLE UPON TYNE NE3 4UH

OFFERS OVER £115,000



2 BED END TERRACE SITUATED ON LARGE CORNER PLOT

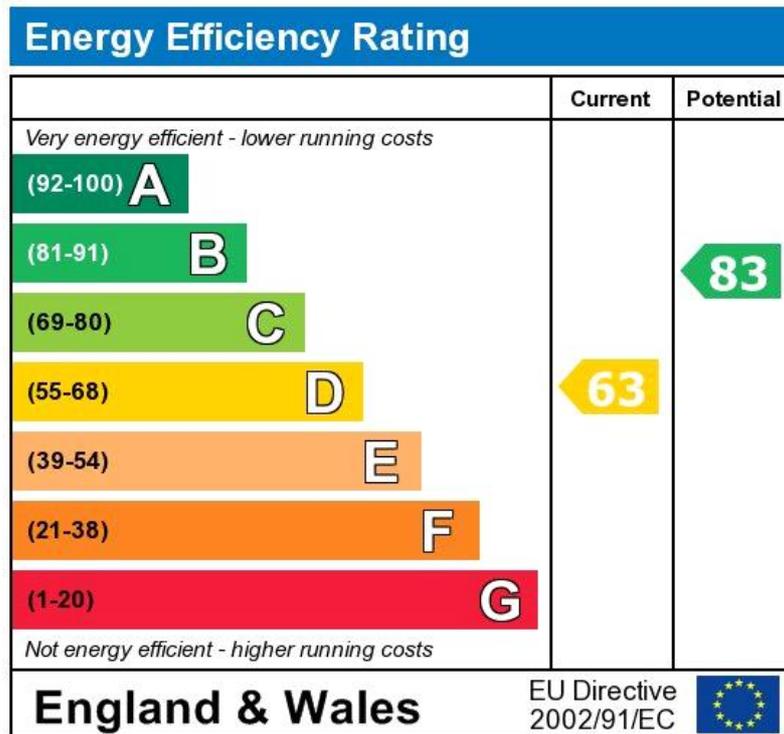
PROPERTY REFERENCE CODE: RS0254

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4UH

Wilson Defraime are delighted to bring to the market this 2 bed end terrace property in the popular location of Montague Estate, Newcastle. The property benefits from gardens to 3 sides, double glazing and excellent transport links, perfect family home or investment opportunity.

- CENTRAL HEATING
- GARDEN
- NO ONWARD CHAIN
- ON STREET/RESIDENTS PARKING
- INVESTOR OPPORTUNITY
- VACANT POSSESSION
- IDEAL FOR FIRST TIME BUYERS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Property is an ex local authority, traditional brick built 2 bed end-terrace property accessed via pathway, front garden mainly laid to low maintenance gravel with low perimeter fencing to 3 sides, space for summer house/shed. Accessed via UPVC double glazed door with bevelled glass arched centre panel into small lobby way.

Lobby (1.68m x 0.84m)

Tiled effect laminate to floors, doors leading to lounge and kitchen/diner and staircase leading to first floor landing, traditional pine door with decorative glass panels to upper section into lounge.

Lounge (5.72m x 3.21m)

Lounge with dual aspect timber framed window with double glazed units to front elevation and UPVC French doors to rear elevation giving access to rear garden and decked area, 2x spotlight tracks to ceiling, oak effect laminate to floors, feature fire surround with marble hearth to chimney breast, neutral décor to walls, double radiator to front elevation.

Kitchen (4.65m x 3.19m)

Accessed from hallway via pine door with decorative glass panels to upper section, tiled effect laminate to floors, range of wall and base units in country style white, integral electric oven, 4 ring gas hob, 1 ½

stainless steel sink unit with drainer and chrome mixer tap, combination Baxi boiler approximately 3 years old, stone effect tiling to splashback areas, timber framed window to side and rear elevation with double-glazed sealed units, neutral décor, 2x spotlight tracks to ceiling, double radiator, space for American style free standing fridge freezer, space for under bench fridge or freezer, under bench washing machine and space for dishwasher, storage into recess with gas and electric meters with consumer unit, under stair storage and timber door with opaque glass to side elevation.

Staircase leading to first-floor with neutral décor to walls, carpets to floors, traditional stripped woodwork with staining and varnish finish, timber framed window with 2x openers and double-glazed sealed units on landing above staircase overlooking side elevation and park.

First floor landing (1.75m x 1.86m)

Oak effect laminate to floors, double radiator, access hatch to loft, large storage cupboard, solid pine, stripped and sealed doors leading to all first-floor accommodation.

Master Bedroom (4.55m x 2.87m)

Located to the front of the property, beech effect laminate to floors, stripped skirtings, single panelled radiator, 2x timber framed windows with double-glazed sealed units to front elevation, shaped ceiling to front and spotlight track to ceiling.

Bedroom 2 (3.84m x 2.67m)

Located to the rear of the property, traditional high skirtings, stripped with a natural finish, modern décor to 2 walls, space where previously has been sliding wardrobes, timber framed window with double glazed sealed units over-looking low maintenance garden, single panel radiator, concealed light fitting to ceiling.

Bathroom (2.41m x 1.69m)

Located to the rear of the property, 3-piece white suite with traditional finish, separate pillar taps to both bath and sink in a chrome finish, low level WC with chrome push flush fitting, single cubical with white sliding doors, thermostatic mixer shower, mosaic style tiling to half height and shower cubicle with neutral decor to remaining walls, concealed light fitting, single panel radiator, tiled effect laminate to floors in a grey finish, timber framed window with opaque double glazed units to rear elevation.

Property is on a generous large corner plot with low maintenance gardens to all sides, including a generously sized secure shed, views of the park/play area, open fields for children to play, located in a cul-de-sac style location, very popular area with families, perfect for commuting with excellent transport links to Newcastle city centre, A1 north and south, property is available with vacant possession and no onward chain.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.