



18 Elizabeth Court

Forrest Hall, Newcastle Upon Tyne, NE12 9QW

- THREE BEDROOM MID TERRACE HOUSE • IDEAL FIRST TIME BUY • OFF STREET PARKING •
- NEWLY DECORATED & CARPETED • KITCHEN/DINER • GARDENS FRONT & REAR •
- CHAIN FREE • 0.5 MILE TO METRO STATION • NEARBY SHOPPING FACILITIES & ROAD LINKS •
- COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Price £140,000



- Three Bedroom Mid Terrace House
- Off Street Parking
- Newly Decorated & Carpeted

- Great First Buy
- Kitchen/Diner
- Chain Free
- Freehold
- Council Tax Band A
- Energy Rating C

Hallway

Entrance door, stairs to the first floor 6'2" x 5'0" (1.88 x 1.54)

landing, tiling to floor, cupboard, radiator.

Kitchen/Diner

15'9" x 9'5" (4.81 x 2.89)

Wall and base units with work surfaces over and sink unit, double glazed window, radiator.

Lounge

15'7" x 10'5" (4.75 x 3.19)

Double glazed window, radiator, door leading to the rear porch.

Rear Porch

6'0" x 6'1" (1.84 x 1.87)

Door leading out to the rear garden.

Landing

Storage cupboards.

Bedroom 1

12'11" x 8'8" (3.96 x 2.65)

Double glazed window, radiator.

Bedroom 2

13'2" x 5'11" (4.02 x 1.82)

Double glazed window, radiator.

Bedroom 3

9'4" x 6'7" (2.86 x 2.02)

Double glazed window, radiator.

Bathroom

6'2" x 5'0" (1.88 x 1.54)
Bath with shower over, wash hand basin, double glazed window, part tiled walls, radiator.

WC

4'11" x 2'9" (1.52 x 0.84)
Double glazed window, WC.

External

Externally there is a small garden to the front and a rear garden which is laid to lawn together with space for off street parking.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor and in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor
Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

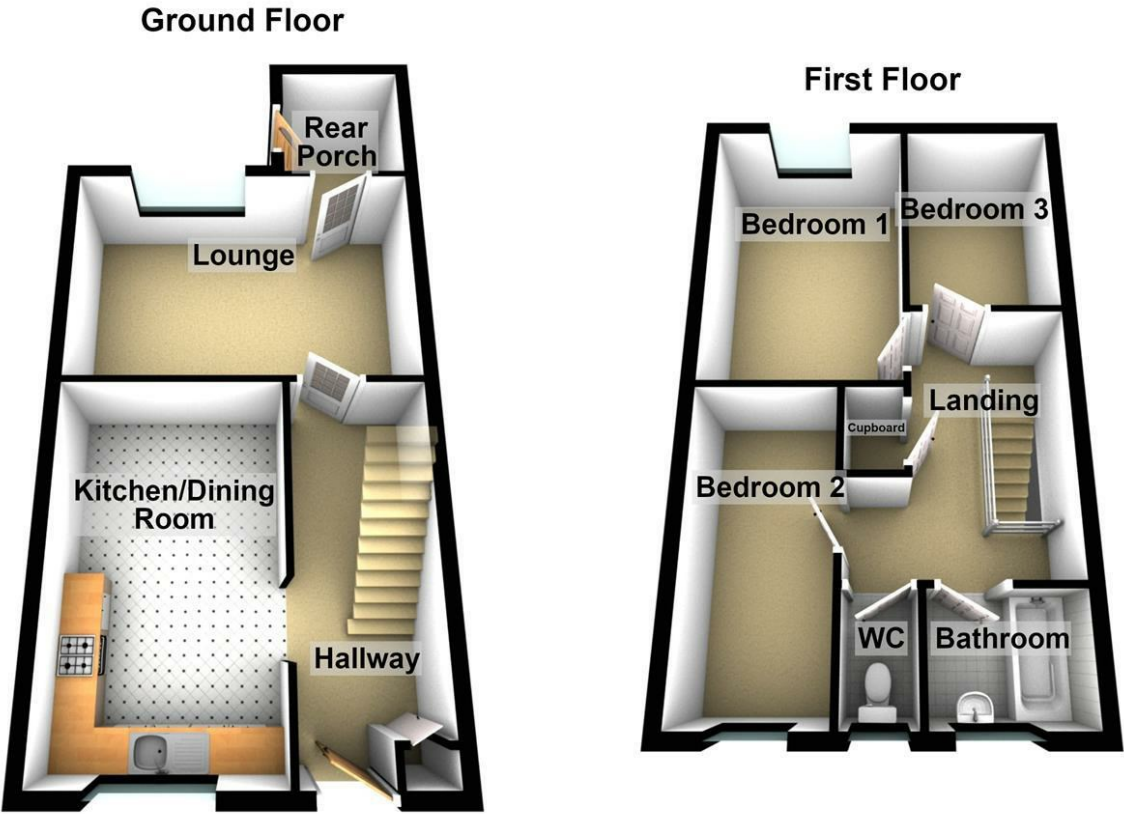
CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		