

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



53 St. Bernards Road, Knutton, Newcastle, ST5 6HJ

£140,000

- No Chain... And Ready To Move Into!
- Combi Boiler And UPVC Double Glazing
 - Large Rear Garden
 - Two Bedrooms
- Freshly Decorated And Newly Carpeted
 - Wide Tarmac Driveway
 - White Bathroom Suite
 - Definitely Recommended!

FRESHLY DECORATED, NEWLY CARPETED AND READY TO MOVE INTO!

You will be impressed by this traditional townhouse which is being sold with no onward chain, is ready to move into and features upvc double glazing throughout as well as gas central heating from a combi boiler!

There's a wide tarmac driveway to the front of the house, a lawned garden to the back and the accommodation is impressive with a comfortable lounge, combined kitchen with dining area and integrated appliances as well as a separate utility area.

On the first floor you'll find two sensibly sized bedrooms as well as a modern bathroom with a white suite and shower fitting over the bath.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet mat. Composite front door. Double radiator. Stairs leading to the first floor. Door into the...

LOUNGE

14'6 x 10'11 (4.42m x 3.33m)

Laminate flooring. Radiator. UPVC double glazed window. Feature timber fireplace surround.

KITCHEN WITH DINING AREA

14'5 x 9'9 (4.39m x 2.97m)

Grey laminate look vinyl flooring. Radiator. Range of wall cupboards and base units with pale timber effect finish together with integrated electric hob, cooker hood and under oven. UPVC double glazed window. UPVC double glazed double doors leading out into the garden. Walk in under stair storage cupboard.

REAR HALL/ UTILITY

Flooring to match the kitchen. Plumbing for washing machine. Composite rear external door.

FIRST FLOOR

LANDING

New fitted stair and landing carpet.

BEDROOM ONE

14'7' + recess + 10'1 (4.45m' + recess + 3.07m)

New fitted carpet. Two UPVC double glazed windows. Radiator. Walk in store room with new fitted carpet.

BEDROOM TWO

11'0 x 9'5 (3.35m x 2.87m)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

9'11 x 8'0 (3.02m x 2.44m)

Tile effect vinyl flooring. UPVC double glazed window. Radiator. White suite consisting of a panelled bath with shower and screen over, pedestal wash basin and low level wc. Extractor. Airing/storage cupboard with Vaillant gas combi boiler.

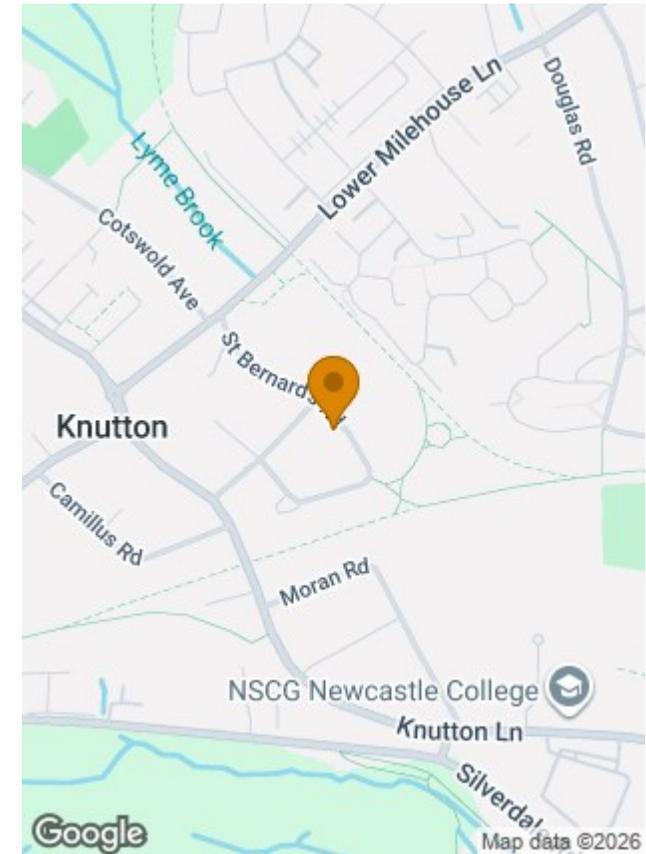
OUTSIDE

There is a wide tarmac driveway to the front of the property and a fenced and lawned garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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