

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



147 Talke Road, Chesterton, Newcastle, ST5 7NH

£140,000

- Fully Refurbished
- Lounge With New Carpet
- Three Bedrooms
- Large Rear Garden
- New Fitted Kitchen With Dining Space
- GF Cloaks/Wc
- New White Bathroom Suite
- Parking Available On The Service Road

Fully refurbished and exceptionally presented!

This three bedroom semi-detached house is immaculate inside! We know you will be impressed with this property.

There is a brand new kitchen with open dining space which includes an integrated electric oven and hob, a comfortable lounge with new carpets and even a downstairs toilet.

Upstairs are three generous bedrooms all with bespoke storage space and the bathroom has a brand new white suite with shower over the bath.

Outside there is parking available on a service road and a large gravel garden to the rear.

Please note that the construction of this property is BISF. British Iron and Steel Federation. (Steel frame)

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted Floor mat and new vinyl flooring. Radiator. Stairs to the first floor.

LOUNGE

13'8 x 10'4 (4.17m x 3.15m)
New fitted carpet. Radiator. UPVC double glazed window. Fresh white decoration.

KITCHEN WITH DINING ROOM

20'10 x 8'5 (6.35m x 2.57m)
New vinyl flooring. Radiator. Two UPVC double glazed windows. Range of new gloss grey wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Cupboard containing the combi boiler. Spotlights.

SIDE PORCH

External door. Fitted floor mat. Radiator. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'1 x 10'3 (3.68m x 3.12m)
New fitted carpet. Radiator. UPVC double glazed window. Two integrated wardrobes.

BEDROOM TWO

13'5 x 8'6 (4.09m x 2.59m)
New fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe. Fresh decoration.

BEDROOM THREE

9'1 x 8'6 (2.77m x 2.59m)
New fitted carpet. Radiator. UPVC double glazed window. Fitted drawers.

BATHROOM/WC

7'0 x 5'5 (2.13m x 1.65m)
New white suite with shower fitting to the bath, wc and wash basin. Radiator. Part PVC panelled walls. Vinyl flooring. UPVC double glazed window.


OUTSIDE

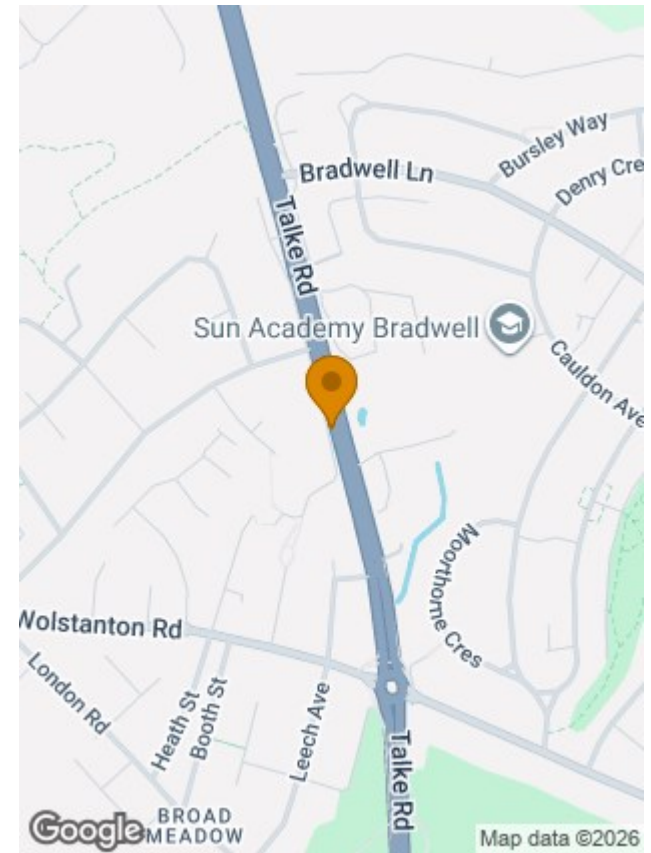
There is a gravel parking area to the front of the property along with a lawn and shrubs.

To the rear there is a large low maintenance gravel and paved garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(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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