

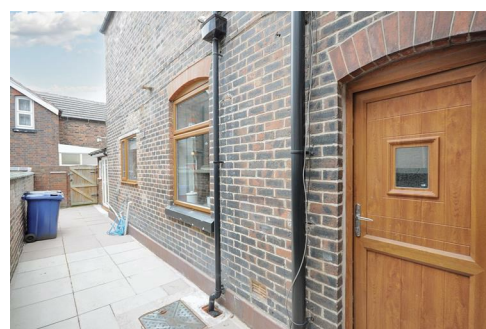


134, Liverpool Road, Newcastle, ST5 9EQ



£225,000

A well maintained and presented large period mid-terrace property conveniently located close to local amenities, just a short walk into Newcastle town centre and within easy reach of Keele University. The perfect property as your home or as a multiple occupancy student let. Offering spacious accommodation comprising: entrance porch, reception hallway, living room, sitting room (potentially an additional bedroom), dining room and fitted kitchen. To the first floor there are three bedrooms, study/store room and a bathroom. Also benefitting from uPVC double glazed windows and doors, gas combi central heating. Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



Entrance Porch

A uPVC part obscure double glazed front door with window light above opens to the porch. With original part tiled walls, oak effect laminate flooring and hardwood part glazed internal door to the hallway.

Reception Hall

A large hallway with ornate archway and ceiling coving, radiator, under stairs storage area, doorways to the living room, sitting room, dining room, access to the first floor stairs, and uPVC double glazed door opening to the rear courtyard.

Living Room

A spacious reception room offering a marble fireplace with inset living flame gas fire, ceiling coving, uPVC double glazed bay window to the front elevation, radiator, Virgin Media connection and oak effect laminate flooring.

Sitting Room / Bedroom Three

With uPVC double glazed window to the rear aspect, feature oak fireplace, ceiling coving, radiator and carpet.

Dining Room

With uPVC double glazed window to the side elevation, radiator, oak effect laminate flooring and archway to the kitchen.

Kitchen

A modern kitchen fitted with a range of blue finish wall and floor units, marble effect work surfaces with matching upstands and inset composite sink and drainer with chrome swan neck mixer tap. Radiator, uPVC double glazed windows to the side aspect, extractor fan and tile effect vinyl flooring.

Appliances including: 5 ring stainless steel gas hob, integral electric oven, plumbing for both a washing machine and dishwasher, space for an upright fridge freezer.

First Floor

Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a large galleried landing. With carpet throughout, uPVC double glazed window to the side elevation, ceiling roses and coving, two radiators and loft access. The loft has a wooden drop down ladder, two Velux skylight windows and is partially boarded for storage purposes.

Bedroom One

Offering a uPVC double glazed bay window to the front aspect, sliding mirror door wardrobes and storage to one wall, ceiling rose and coving, radiator and oak effect laminate flooring.

Bedroom Two

With built-in wardrobe, uPVC double glazed window overlooking the rear courtyard, ceiling coving, beech effect laminate flooring and radiator.

Bedroom Four

With uPVC double glazed window to the rear elevation, carpet and radiator.

Study / Store Room

With uPVC double glazed window to the front aspect and oak effect laminate flooring.

Family Bathroom

Fitted with a suite comprising: centre fill bath and panel with chrome shower head mixer tap, oversize shower enclosure with mains fed thermostatic shower system, vanity wash hand basin with storage unit and chrome mixer tap, WC and bidet. Fully tiled walls, radiator, shaver point, two uPVC double glazed windows to the side aspect, wood effect laminate flooring and wall cupboard housing a Potterton Heat Max 33HE gas combi central heating boiler.

Outside

Front

With boundary wall, ornate wrought iron railings and gate, small courtyard frontage and pathway to the entrance porch.

Rear

There is an enclosed paved courtyard to the rear of the property with external power and water connections, access to a store with uPVC double glazed door and window, light and available WC soil pipe connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No Upward Chain

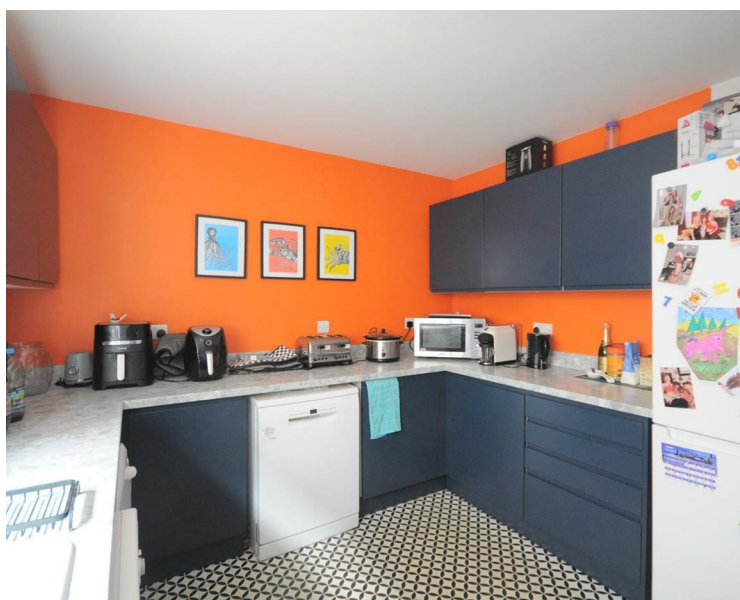
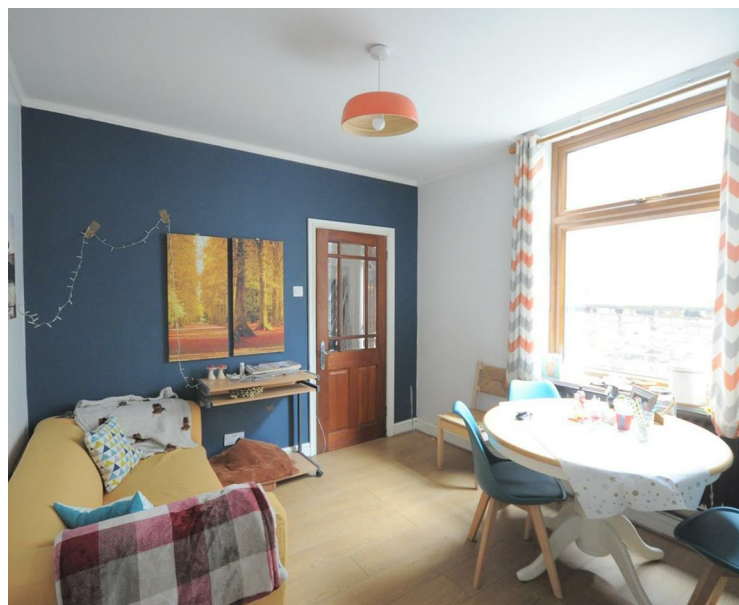
Services

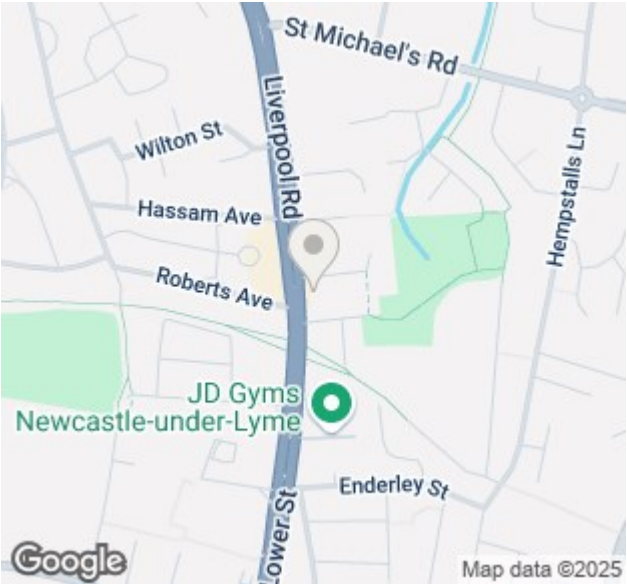
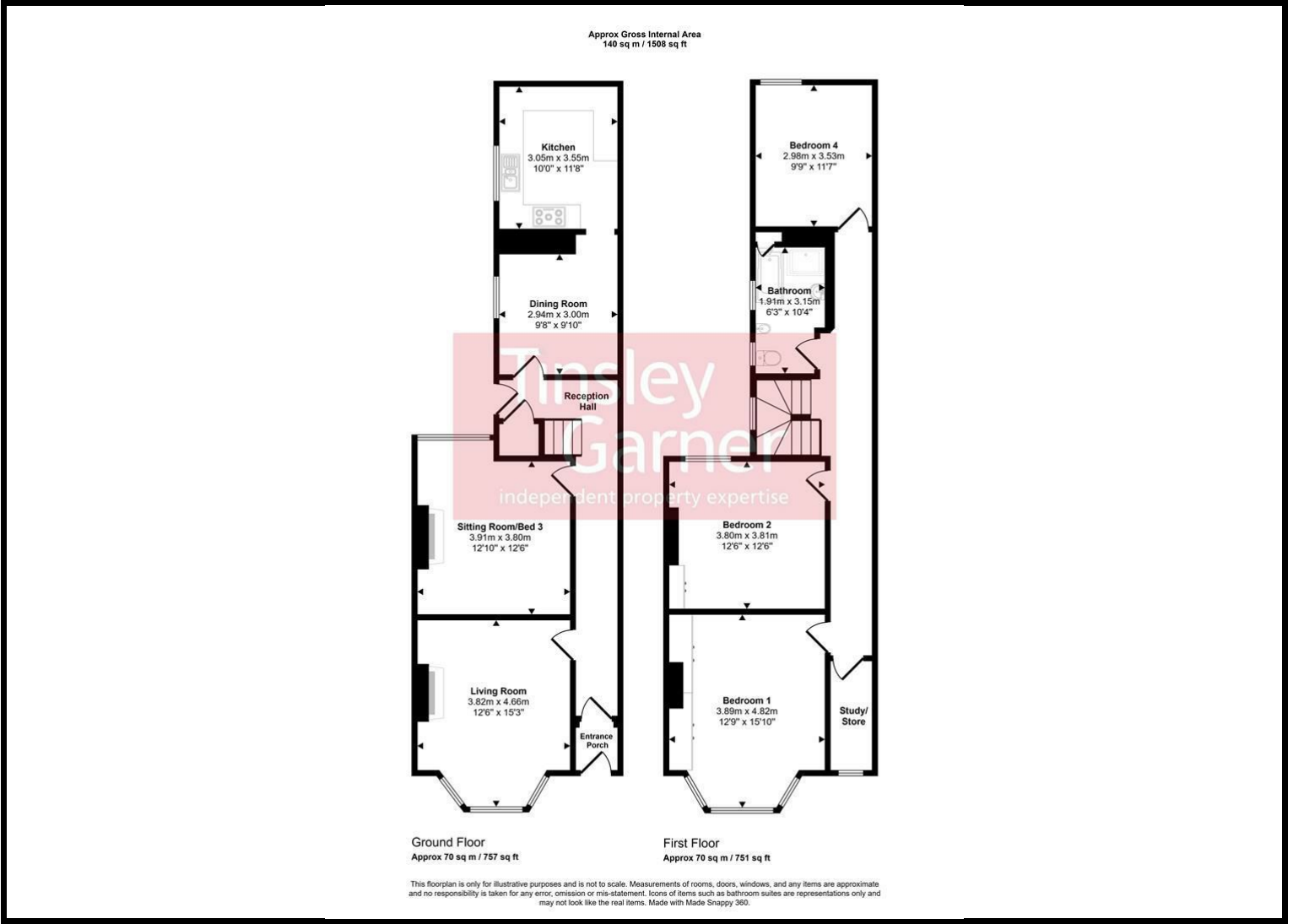
Mains gas, water, electricity & drainage.

Gas combi central heating.

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	69
England & Wales		
EU Directive 2002/91/EC		