



## 2 bed end of terrace house to buy in NE16

Byron Court, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3JU

# £120,000

🏠 x2 🚗 x1 🚰 x1

Tenure

Size

**Freehold**

**581 sq ft / 54 sq m**

## Property features

- ✓ 2 Bedroom End Terrace House
- ✓ No Onward Chain Involved
- ✓ Ideal for First Time Buyer
- ✓ Situated in a cul-de-sac
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A beautifully presented two-bedroom end-terrace home occupying a pleasant position within the popular Byron Court development in Whickham. Offered to the market with no onward chain and part furnished. The property represents an excellent opportunity for first-time buyers, professionals, or investors seeking a well-located home with convenient access to nearby amenities.

The property comprises a welcoming entrance porch leading into a bright and comfortable lounge, enhanced by wall lighting and a staircase rising to the first floor. To the rear of the property is a well-appointed kitchen fitted with a range of wall and base units complemented by roll-top work surfaces and a stainless steel sink with drainer, tiled splashbacks, and an integrated electric oven with gas hob and extractor canopy above. Additional features include a wall-mounted boiler, plumbing for a washing machine and dishwasher. The kitchen back door leads to a recently landscaped rear garden that is set over two levels, with the top being astroturf and the bottom level being slabs.

To the first floor and the landing provides access to the loft space. Bedroom One benefits from built-in wardrobes, while Bedroom Two enjoys pleasant views over the rear garden. The family bathroom is fitted with a panelled bath with shower mixer taps, a toilet and a pedestal wash hand basin, complemented by tiled walls and a heated towel rail.

Externally, the property offers a private single driveway to the front. The garden has been designed for low maintenance, featuring a paved seating area and artificial lawn, ideal for relaxing or entertaining.

The property enjoys a convenient setting in Whickham, with excellent access to a range of amenities including the renowned Metrocentre, as well as the nearby communities of Blaydon. The area is well served by road and public transport links, providing straightforward connections into Newcastle upon Tyne city centre. For those who enjoy the outdoors, scenic walks along the nearby River Derwent are quite literally on the doorstep.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: End of terrace house

Build Size: 54 sq m

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Living Room

4.46m x 3.58m (14'7" x 11'8")



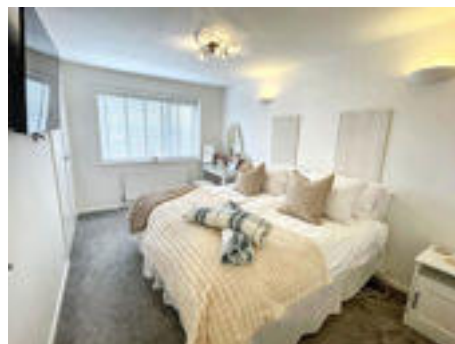
## Kitchen

2.80m x 3.54m (9'2" x 11'7")



## Bedroom 1

4.03m x 2.59m (13'2" x 8'5")



## Bedroom 2

3.20m x 2.05m (10'5" x 6'8")



## Bathroom

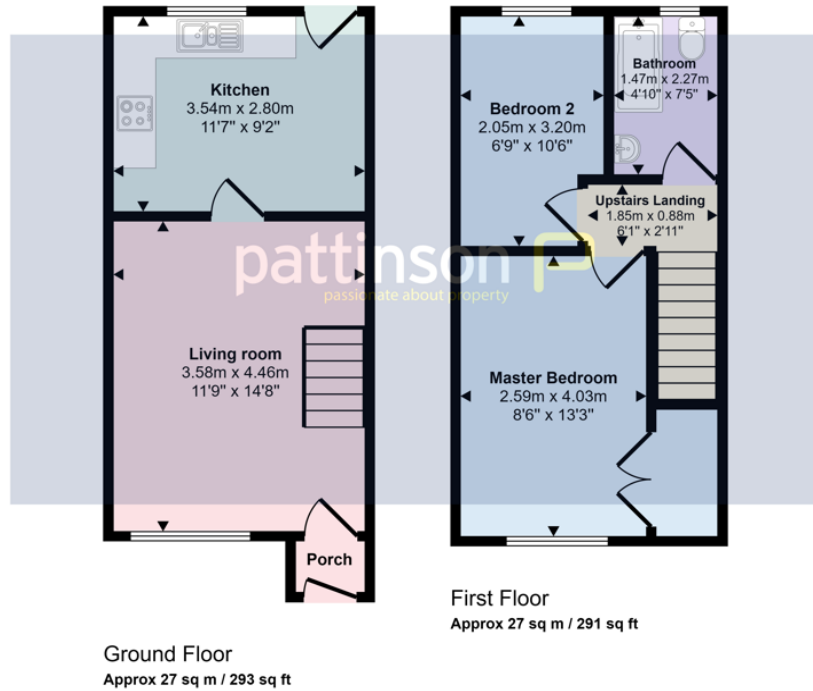
2.27m x 1.47m (7'5" x 4'9")



## External



Approx Gross Internal Area  
54 sq m / 585 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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