



- **A large Two Bedroom Terraced House**
- **Garden and Patio**
- **EPC Band D, Rating 55**
- **Close to Newcastle Town Centre**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



**11 Ashfields New Road, Newcastle**  
Newcastle, ST5 2DH

**£129,950**

## Description

A large two bedroom terrace with a garden situated close to Newcastle town centre. This large property benefits from gas central heating and double glazing and a modern kitchen and bathroom. Accommodation comprises hallway, living room, dining room, kitchen and bathroom at ground level with two bedrooms to the first floor. At the rear is a large enclosed garden with patio and lawn. Suitable for conversion to four bedroomed house of multiple occupations subject to appropriate permissions.

## Ground Floor

### Hallway

With laminate floor, radiator, stairs off.

### Living Room 10' 7" x 11' 11" (3.22m x 3.64m)

With carpeted floor, radiator, Power Point.

### Dining Room 10' 10" x 12' 0" (3.31m x 3.66m)

With carpeted floor, radiator, PowerPoint and built-in cupboard.

### Kitchen 9' 7" x 8' 8" (2.92m x 2.64m)

Modern fitted kitchen with Pale wood wall and base units, granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker and hob, radiator, Power Point, washer point and inset spotlights.

### Rear Hall

With PVCu door to rear, tile effect floor, built-in cupboard.

### Bathroom 6' 8" x 7' 7" (2.03m x 2.31m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with electric shower over. Fully tiled walls and tile effect floor. Includes heated chrome towel radiator, inset spotlights.

## First Floor

### Landing

A large landing with window to rear, fitted balustrade, carpeted floor, radiator and power points

### Bedroom 1 9' 3" x 12' 6" (2.83m x 3.82m)

With carpeted floor, radiator, Power Point and built-in wardrobe

### Bedroom 2 13' 0" x 15' 9" (3.96m x 4.81m)

With carpeted floor, radiator, power points and built-in cupboard.

### Outside

A large enclosed rear garden with lawn, patio seating area and side access. Brick built store attached to the property.

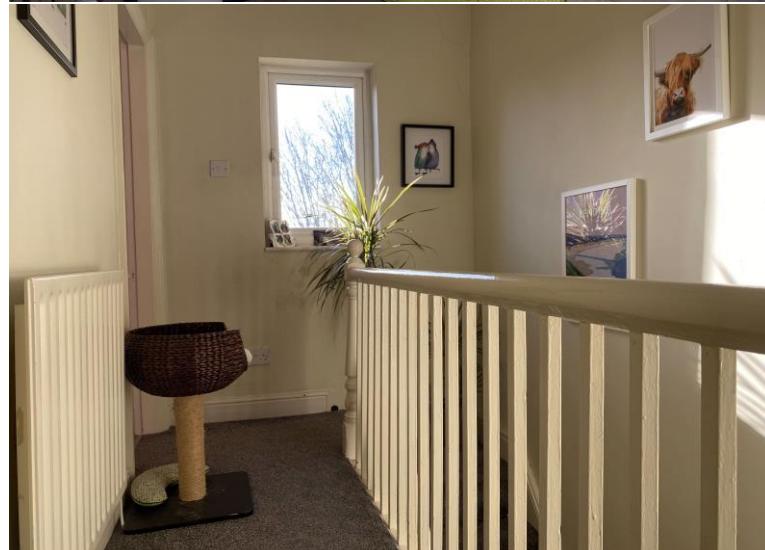
### Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

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### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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### Homebuyer Reports

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### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

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# Energy performance certificate (EPC)

11, Ashfields New Road NEWCASTLE ST5 2DH	Energy rating <b>D</b>	Valid until: <b>6 July 2027</b>
		Certificate number: <b>8573-7323-3580-3246-8902</b>

## Property type

Mid-terrace house

## Total floor area

82 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)