



Allanville, Camperdown, Newcastle Upon Tyne

Offers Over £135,000

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RICHARDSONS 



# Allanville

## Newcastle Upon Tyne, NE12 5XX

- TWO BEDROOMS
- LARGE FRONT & REAR GARDENS
- SPACIOUS LOUNGE
- QUIET LOCATION
- SEMI DETACHED
- CONSERVATORY
- GREAT CONDITION
- EPC RATING D



Richardsons are delighted to bring to the sales market this immaculate two bedroom semi detached house situated in a quiet location in Camperdown with access to great local amenities close by and transport links. The property is well presented throughout and comprises:

Entrance leading to the lounge with carpet flooring, good size conservatory, with doors to the rear garden. Kitchen with a range of white wall and floor units, door to the rear garden, 3 piece bathroom with white suite, tiled walls. First floor, bedroom one to the front of the property with wardrobe space, bedroom two facing front of the property. Externally there is large front and back gardens. The property benefits from a new roof replaced a year ago.

NO UPPER CHAIN.  
Call now to arrange a viewing.

Council Tax Band: A  
Tenure: Freehold



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**Lounge** 16'4" x 10'2" (4.997 x 3.111)  
good size lounge with carpet flooring, traditional fire surround to main wall, alcoves to sides. French doors leading to the conservatory.

**Kitchen** 8'6" x 7'3" (2.605 x 2.220)  
White tiled flooring, white units, door leading into the garden.

**Dining Room** 8'6" x 5'3" (2.616 x 1.617)  
laminated flooring, facing rear to the property.

**Conservatory** 11'1" x 10'1" (3.385 x 3.095)  
Tiled flooring, double glazed windows, door leading into the garden.

**Bedroom One** 16'6" x 10'3" (5.033 x 3.147)  
carpet flooring, double to front and rear of property, alcoves to either side.

**Bedroom Two** 12'0" x 10'5" (3.681 x 3.199)  
carpet flooring, facing front of the property.





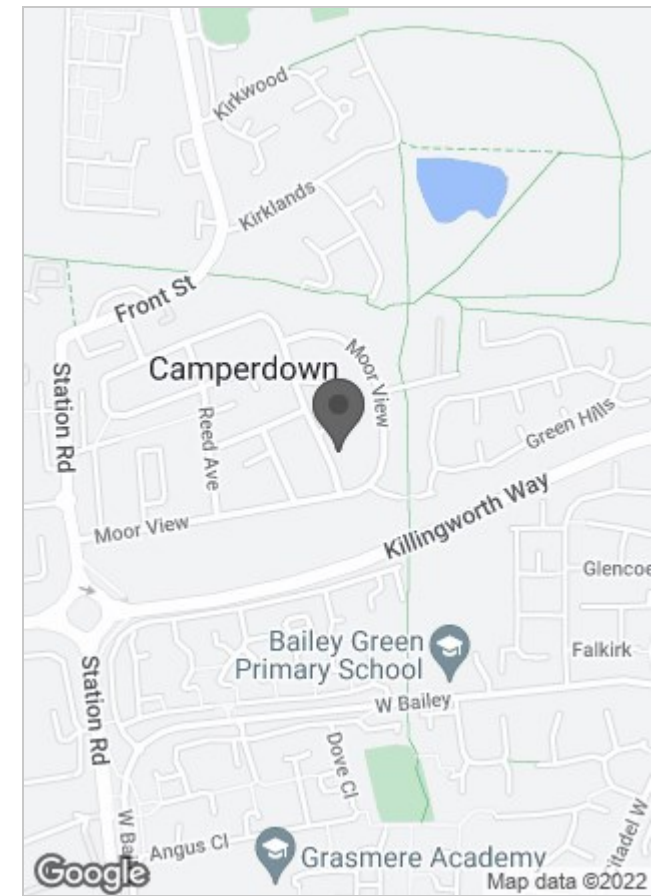
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.