



14 Crescent Way, Newcastle Upon Tyne, NE12 9AQ
Asking Price £145,000

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- Semi Detached two-bedroom property
- Gardens and garage
- No Onward Chain
- Requires some cosmetic modernisation
- Asking Price £145,000

LOCATION

Forest Hall is a popular village in North Tyneside, located 5 miles from Newcastle upon Tyne City Centre, benefitting from excellent public transport links with local buses and Tyne and Wear metro. The property is located close to A19 providing access to Tyne Tunnel and main A1 for access North and South.

DESCRIPTION

Semi detached 2 bedroom property situated in a sought after convenient location on Crescent Way, Forest Hall. Within walking distance to a vast range of shops, schools and amenities and well served by public transport links. The property benefits from UPVC double glazing throughout. Boiler and radiators were fully upgraded in 2023. The property requires some modernisation and is suitable for a variety of buyers.

ACCOMMODATION

GROUND FLOOR

Entrance hallway leading into

LIVING ROOM

13'1" x 11'5" (4 x 3.5)

To the front of the property, UPVC double glazed window and double radiator.

DINING ROOM

10'2" x 9'10" (3.1 x 3)

Leading off kitchen overlooking rear garden.

KITCHEN

10'2" x 5'10" (3.1 x 1.8)

Fitted with basic wall units and stainless steel sink. UPVC Window overlooking rear garden.

FIRST FLOOR

BEDROOM 1

11'5" x 11'9" (3.5 x 3.6)

Extends into dormer with built in white wardrobes.

BEDROOM 2

8'10" x 8'10" (2.7 x 2.7)

Overlooking rear garden, sloping ceiling to rear wall.

BATHROOM

4'3" x 5'6" (1.3 x 1.7)

White bath and basin, wood bath panel and tiled wall. Fitted with electric shower over bath.

WC

2'3" x 5'6" (0.7 x 1.7)

Separate WC located at top of stairs

EXTERNAL

Front and rear gardens.

Driveway to front of property leading to garage.

Outbuildings to rear of garage

GARAGE

Single garage leading into outhouses.

TENURE

It is understood that this property is Freehold, buyers should verify Tenure with their Legal Adviser.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (71). A full copy of the report is available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

SALES MATERIAL INFORMATION

COUNCIL TAX: Band A

EPC RATING: C

PRICE: £145,000

PROPERTY TYPE: Semi detached

CONSTRUCTION: Traditional

UTILITIES: Mains

PARKING: Off road

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	