



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 2 x Bedroom Terraced property with uPVC Windows & Doors
- Perfectly situated in the centre of Newcastle
- Period features, including high ceilings

Offers in the region of £129,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE PORCH:

uPVC glazed door leading into tiled entrance porch

HALLWAY:

Wooden block flooring, staircase with patterned carpet leading to first floor, radiator

LIVING ROOM:

19'7" x 10'7" (5.97 x 3.24m at widest)
Under-stair storage closet, 2 x radiators

SHOWER ROOM:

4'1" x 4' (1.25 x 1.22m at widest)
Shower cubicle with electric shower & bi-fold doors, W.C, W.H.B, storage shelves, walls part-tiled, tiled floor

KITCHEN:

10'1" x 6'7" (3.08 x 2.03m at widest)
High & low level units with laminate worktop, stainless steel sink, tiled floor and splashback, wall mounted heater



FIRST FLOOR LANDING:

Carpeted staircase leading to split-level landing with picture window, radiator



BEDROOM 1:

11'1" x 9'6" (3.40 x 2.90m at widest)
Carpet, radiator, socket

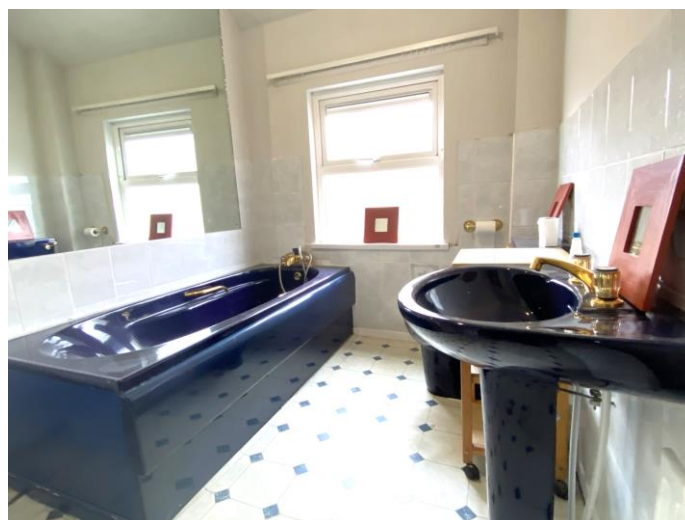


BEDROOM 2:

10'10" x 9'4" (3.32 x 2.86m L-shaped)
Carpet, radiator, socket

BATHROOM:

9'6" x 6'7" (2.90 x 2.01m at widest)
Coloured suite with panel bath, pedestal W.H.B, W.C, Hot-Press, walls part-tiled, tiled-effect vinyl flooring, radiator



8 Valentia Place

Newcastle, BT33 0EH

EXTERNAL:

Enclosed yard to rear with pedestrian access to entry, oil storage tank, housing for boiler



Rates payable for the year 2024/25: £801.74

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only.

Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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