

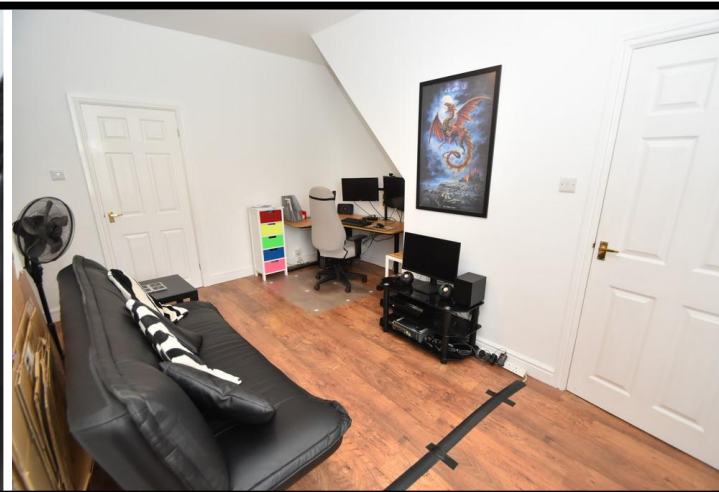


## Coquet Street | Chopwell | Newcastle Upon Tyne | NE17 7DA

This very well presented one bedroom terraced house with external wall insulation would make an excellent first home or investment opportunity. The accommodation comprises a hallway, lounge, breakfasting kitchen, rear lobby with storage cupboard, ground floor bathroom, first floor landing and a bedroom. Self-contained yard to the rear. Gas combi central heating, boarded loft for storage, uPVC double glazing, freehold tenure, Council Tax band A, EPC rating D (67). 360 degree and walk-through virtual tours available on our website.

£55,000

- Well-presented one-bedroom terraced house
- Ideal as a first home or investment opportunity
- Accommodation includes hallway, lounge, and breakfasting kitchen
- Rear lobby with storage cupboard for added convenience
- Ground floor bathroom



## Property Description

### HALLWAY

Composite double glazed entrance door with uPVC double glazed window over, stairs to the first floor, laminate flooring, single radiator and a door leads to the lounge.

### LOUNGE

14' 9" x 13' 8" (maximum) (4.52m x 4.17m) uPVC double glazed window, laminate flooring, double radiator, telephone point and a door leading to the breakfasting kitchen.

### BREAKFASTING KITCHEN

12' 9" x 8' 6" (3.90m x 2.60m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen electric hob with extractor over. Stainless steel sink with mixer tap, plumbed for a washing machine and also for a dishwasher. Space for a breakfast table, room for a fridge/freezer, uPVC double glazed window, wall mounted gas combi central heating boiler, double radiator, tiled floor and a

door to the rear lobby.

### REAR LOBBY

2' 9" x 6' 0" (0.86m x 1.85m) Large storage cupboard, tiled floor, uPVC double glazed rear exit door and an internal door to the bathroom.

### BATHROOM

6' 5" x 8' 7" (1.97m x 2.62m) A white suite featuring a panelled bath with thermostatic shower over, PVC panelled walls and ceiling, pedestal wash basin, WC, uPVC double glazed window, extractor fan, tiled floor and a single radiator.

### FIRST FLOOR

#### LANDING

uPVC double glazed window and a door to the bedroom.

#### BEDROOM (TO THE FRONT)

14' 9" x 10' 4" (4.52m x 3.16m) Built-in cupboard, uPVC double

glazed window, loft access hatch with pull-down ladder (boarded for storage with light). Double radiator.

### EXTERNAL

Self-contained yard to the rear.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Please note the property has external wall insulation.

### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their



legal advisor.

#### COUNCIL TAX

The property is in Council Tax band A.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND AVAILABLE SPEEDS

According to Ofcom broadband (estimated speeds) are as follows

Standard	3 mbps
Superfast	80 mbps
Ultrafast	N/A

#### MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

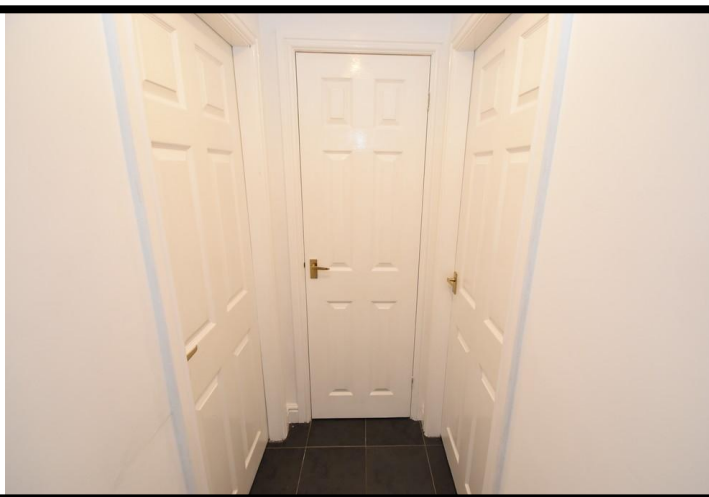
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.









# Tenure

Freehold

# Council Tax Band

A

# Viewing Arrangements

Strictly by appointment

# Contact Details

Anthony House

Anthony Street

Stanley

County Durham

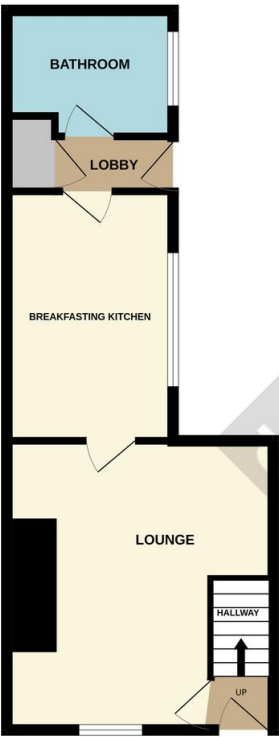
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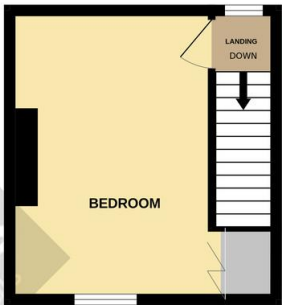
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR  
18.3 sq.m. (197 sq.ft.) approx.



TOTAL FLOOR AREA: 53.2 sq.m. (573 sq.ft.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

