

FOLLWELLS

58 Tyne Way, Newcastle - ST5 4AX

£100,000

- Cash Buyers Only - Level 3 Red Ash
- Two Bedroom Semi Detached House
- Requires complete refurbishment throughout
- Ideal developer, builder or investor opportunity
- Spacious through lounge with bay window
- Kitchen with pantry and side porch access
- Two large double bedrooms
- Popular and established residential location
- No Upward Chain

CASH BUYERS ONLY - LEVEL 3 RED ASH, A COPY OF THE REPORT IS AVAILABLE IN THE OFFICE.

An excellent opportunity for builders, developers, investors or buyers seeking a renovation project, this two-bedroom semi-detached home requires comprehensive modernisation throughout and offers considerable potential to improve and add value.

Situated within a popular and established residential location, the property benefits from convenient access to local amenities, including a convenience store located within the street itself. Vacant and available with no onward chain, the property is ready for immediate possession upon completion.

The accommodation comprises an enclosed entrance porch leading to a welcoming entrance hall with stairs to the first floor. The spacious through lounge extends from front to rear, featuring a box bay window to the front elevation, a further window overlooking the rear garden and an open brick fireplace. The kitchen is accessed from both the hallway and lounge and incorporates a useful pantry cupboard, with a door leading to a covered side passage providing access to a fuel store and an additional brick-built store.













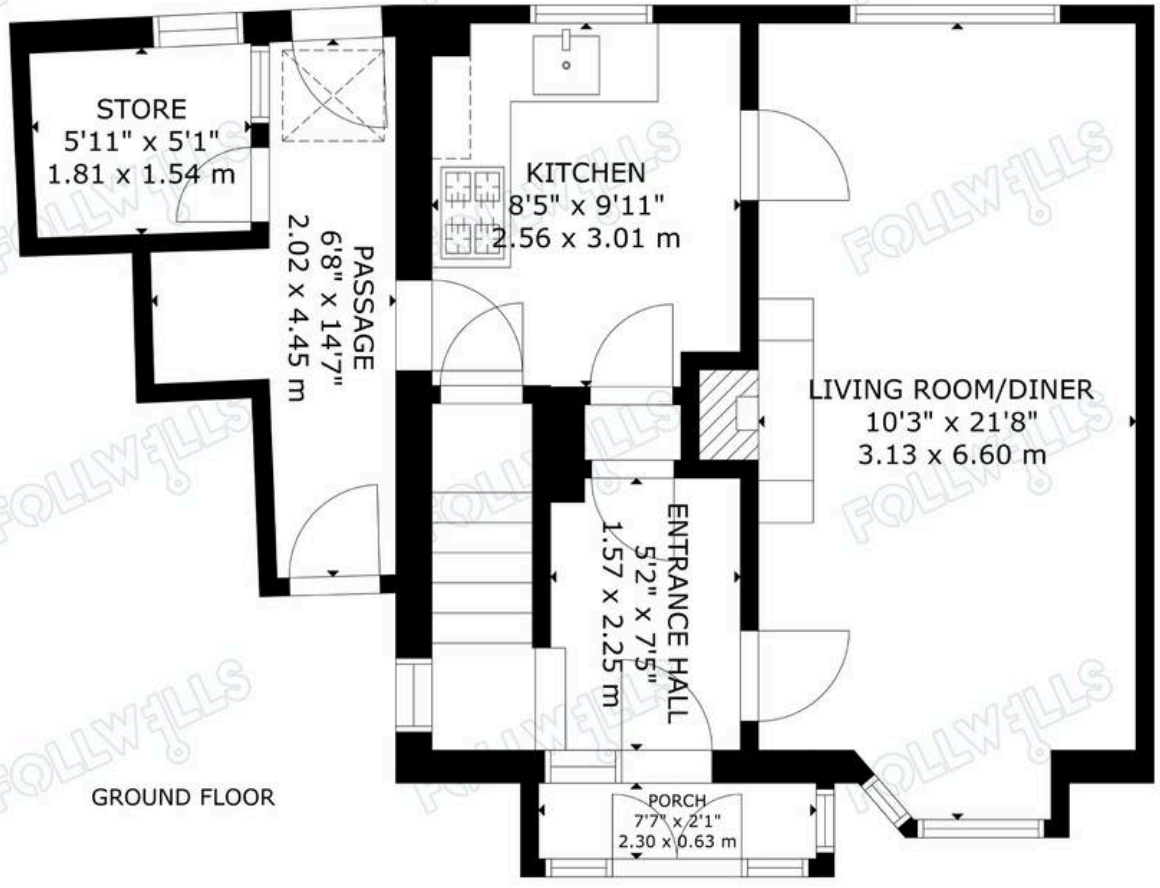
To the first floor, the landing provides access to the loft space and an airing cupboard. There are two generously sized double bedrooms, with the principal front bedroom offering potential to be reconfigured into two separate rooms, subject to any necessary consents. The accommodation is completed by a family bathroom.

Externally, the property enjoys gardens to both the front and rear. The front garden is enclosed by a privet hedge and includes a pathway leading to the front entrance and side porch, whilst the rear garden provides further outside space with scope for landscaping and improvement.

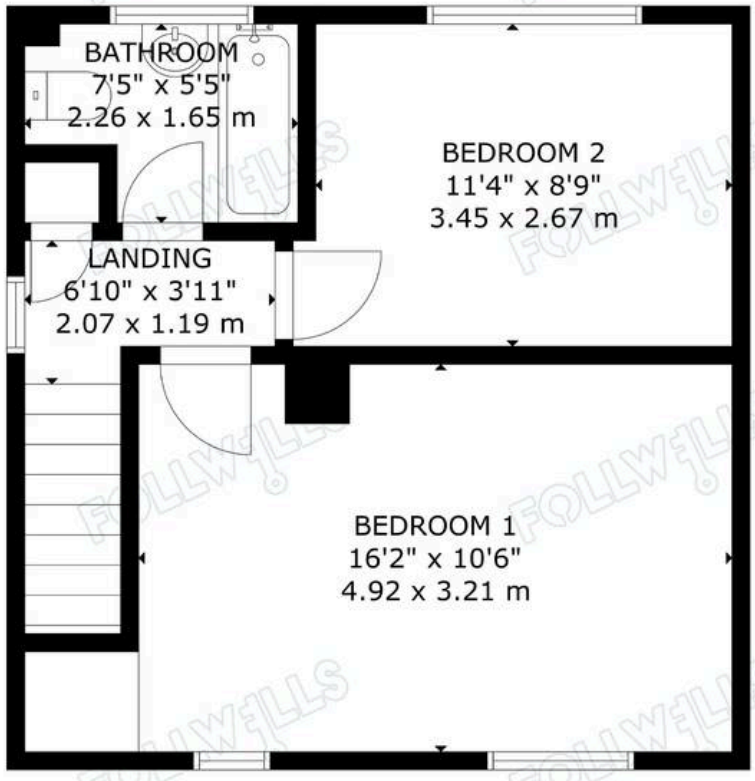
EPC Energy Efficiency Rating: D

Council Tax band: B

Tenure: Freehold



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 83 m²/899 sq.ft
GROUND FLOOR: 48 m²/519 sq.ft, FIRST FLOOR: 35 m²/380 sq.ft
EXCLUDED AREAS: PORCH: 1 m²/16 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY