

3 bed semi-detached house to buy in NE6

Hexham Avenue, Walker, Newcastle upon Tyne and Wear, NE6 3AL

£95,000 Starting Bid

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links

PATTINSON
AUCTION



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway - Central Heating: Gas
- Price: Starting Bid £95,000
- Tenure: Freehold

Description

To be sold via online auction. Fees apply

Appealing to a wide variety of buyers is this well presented three bedroom semi detached house which is ideally located close to good schools, shops and all local amenities.

Comprising; entrance area, lounge, kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, stainless steel sink with mixer tap, tiled walls, tiled floor, space for appliances, space for dining table, pantry area, UPVC double glazed door, two UPVC double glazed windows and radiator. To the first floor there are three bedrooms and bathroom/WC.

Externally to the front of the property is a driveway providing parking for multiple cars and walled boundaries. To the rear is a south facing private garden which is mainly laid to lawn with fenced boundaries.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g1ef2f>

Please call our Heaton office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is a driveway providing parking for multiple cars and walled boundary.



Entrance Hall

With door off to the lounge, kitchen/diner and stairs to the first floor.

Lounge

4.46m x 3.52m (14'7" x 11'6")

UPVC double glazed window to the front and rear, gas fire set in feature surround and two radiators.



Kitchen/Diner

5.12m x 3.52m (16'9" x 11'6")

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated fridge freezer, stainless steel sink with mixer tap, tiled walls, tiled floor, space for appliances, space for dining table, pantry area, UPVC double glazed door, two UPVC double glazed windows and radiator.



First Floor Landing

With doors off to the bedrooms and bathroom/WC.

Bedroom One

4.49m x 2.95m (14'8" x 9'8")

UPVC double glazed window to the front and radiator.



Bedroom Two

3.56m x 2.62m (11'8" x 8'7")

UPVC double glazed window to the front and radiator.



Bedroom Three

2.68m x 2.63m (8'9" x 8'7")

UPVC double glazed window to the rear and radiator.



Bathroom/WC

2.54m x 1.73m (8'4" x 5'8")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, tiled walls, tiled floor, UPVC double glazed window and heated towel rail.



Rear Garden

Private south facing rear garden which is mainly laid to lawn with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, www.pattinson.co.uk

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