



To buy

### 3 bed end of terrace house to buy in NE6

Lancefield Avenue, Newcastle Upon Tyne, Newcastle upon Tyne, Tyne and Wear, NE6 2NP

**£140,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ End of Terrace
- ✓ Three bedrooms
- ✓ Private Garden
- ✓ Double Driveway
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Alia Saidan  
Branch Manager  
Wallsend

0191 2345681  
wallsend@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to welcome this three bedroom end of terrace property to the market for sale.

Located on Lancefield Avenue the property is in a close proximity of a range of local amenities such as schools, shops and community centers to name a few.

Briefly comprising an entrance hallway, lounge/dining area, kitchen and utility room. For the second floor: three bedrooms, a WC, and a family bathroom.

Externally to the front the property boasts a double driveway.

Please submit all best and final offers by Monday 1st December at 12pm.

Please contact our Wallsend team now with any enquirers: 0191 234 5681 or via email wallsend@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £140,000

Property Type: End of terrace house

Parking: Driveway

Heating: Gas

## Living Room

5.43m x 3.41m (17'9" x 11'2")

Lounge located towards the front of the property with fitted radiators and double glazed windows.



## Kitchen

4.03m x 2.71m (13'2" x 8'10")

Kitchen with a range of wall and base units with ample work top space, fitted with an integrated oven, induction hob, sink and draining board. Utility room accessed from the kitchen also.



## Bedroom 1

3.38m x 3.73m (11'1" x 12'2")

Master bedroom located towards the front of the property with carpet underfoot and double glazed windows.



## Bedroom 2

4.06m x 2.71m (13'3" x 8'10")

Second bedroom with carpet underfoot, fitted radiators and double glazed windows.



## Bedroom 3

2.71m x 2.15m (8'10" x 7'0")

Third bedroom with carpet underfoot and double glazed windows.



## W.C

1.27m x 0.73m (4'2" x 2'4")

Toilet located upstairs with a fitted lower level WC



---

## Bathroom

1.83m x 1.64m (6'0" x 5'4")

Family bathroom located upstairs fitted with a hand wash basin, towel radiator and a bath with overhead shower attachment.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Lancefield Avenue, Newcastle Upon Tyne, Newcastle upon Tyne, Tyne and Wear, NE6 2NP

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

**157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681, wallsend@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

