

2 bed semi-detached bungalow to buy in NE3

Linhope Avenue, Red House Farm ,
Tyne and Wear, NE3 2AQ

£190,000 Offers In The Region Of

EPC C

- ✓ Council Tax Band B
- ✓ Central Location
- ✓ Garage And Driveway
- ✓ No Onward Chain

**FOR
SALE**



Summary

- Property Type: Semi-detached Bungalow - Bedrooms: 2 - Parking: Driveway & Garage - Central Heating: Gas
- Price: Offers In The Region Of £190,000
- Tenure: Freehold

Description

Offered for sale with no onward chain: A rare to market, charming, semi-detached bungalow nestled in a quiet cul-de-sac location within the highly sought-after area of Red House Farm, Newcastle upon Tyne. This delightful home boasts two well-proportioned bedrooms, a spacious bathroom, and two inviting reception rooms, along with well appointed kitchen, offering ample living space for the whole family.

Upon entering the property, you're greeted by a generous hallway leading you through to the heart of the home. Whilst in need of some modernisation, the property oozes potential, with the options of extending upwards, to the rear and to the side of the property. This provides the perfect platform to make a forever home. The carefully considered layout ensures a seamless flow between rooms, making home living both practical and enjoyable.

The property also benefits from being in a cul-de-sac location with ample rear garden space, driveway and attached garage.

Furthermore, this property benefits greatly from its central location, whilst ideally set in cul-de-sac location, it is still close to local amenities, shops, well-regarded schools, public transport links and the A1 motorway. Set in a friendly and welcoming community, all necessary amenities are within easy reach, making it a supremely convenient place to live. The other advantage of Linhope avenue's location is that it is a green area and opposite great recreational playing fields and various sporting facilities, including rugby, cricket, baseball, the Davison playing fields, and a golf club.. Teams using these fields include the Redhouse Farm Junior Football club, Gosforth Rugby club, the Gosforth Sports Association, Tyne-Tees Rugby League club, and Newcastle Nighthawks Baseball club.

Enveloping a low energy performance rating 'C,' this bungalow offers an environmentally friendly living and lower energy bills. The property falls under Council Tax Band B, ensuring reasonable council tax costs for homeowners.

Kickstart the next chapter in this attractive bungalow, where convenience, affordability and comfort meet. This tempting opportunity is not to be missed. Arrange for your viewing today.

Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Construction materials: Brick and block

Roofing type: Clay 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: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

External



Living Room

3.28m x 4.63m (10'9" x 15'2")



Dining Room

3.16m x 3.22m (10'4" x 10'6")



Kitchen

2.87m x 2.49m (9'4" x 8'2")



Bedroom 1

2.66m x 3.53m (8'8" x 11'6")



Bedroom 2

2.55m x 3.27m (8'4" x 10'8")



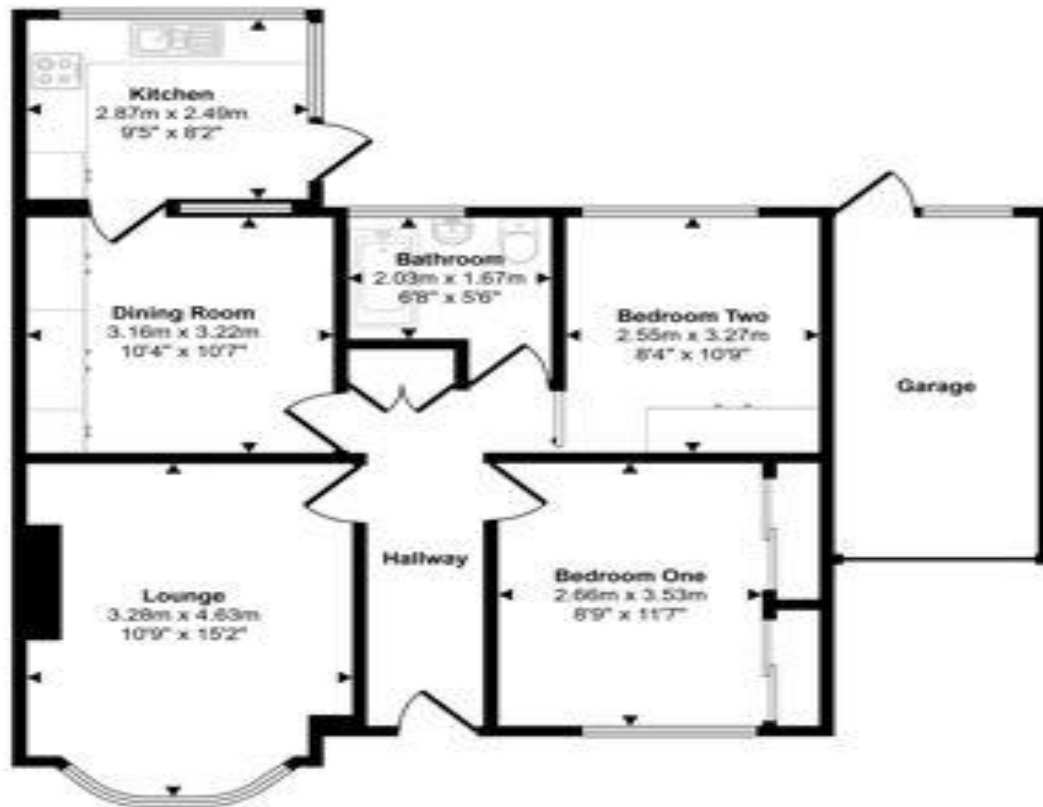
Bathroom

2.03m x 1.67m (6'7" x 5'5")



External Rear

Approx Gross Internal Area
77 sq m / 826 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Linhope Avenue, Red House Farm , Newcastle upon Tyne, Tyne and Wear, NE3 2AQ

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

