

2 bed lower flat to buy in NE3

Fallowfield Avenue, Fawdon, Newcastle
Tyne and Wear, NE3 3NN

£120,000 Offers In The Region Of

- ✓ Council Tax Band A
- ✓ EPC TBC
- ✓ Central Location
- ✓ Double Driveway
- ✓ EPC Rating C

**FOR
SALE**



Summary

- Property Type: Lower Flat - Bedrooms: 2 - Parking: On Street, Driveway - Central Heating: Gas
- Price: Offers In The Region Of £120,000
- Tenure: Leasehold

Description

Pattinson Gosforth are please to present this charming lower flat located in the desirable neighbourhood of Fawdon, Newcastle upon Tyne, this is a superb residential sale opportunity that shouldn't be missed. The property features two comfortable bedrooms and a well-appointed kitchen and bathroom - all providing ample living space.

The single reception room is tastefully designed and flooded with natural light, creating a cosy environment perfect for relaxing or hosting visitors. Situated in a prime, central location, this property offers the best of both worlds - convenience and a tranquil retreat amidst the hustle and bustle.

Ideally situated next to local amenities including; shops, supermarkets, enviable transport links, the Tyne and Wear metro and the A1 motorway is also a short distance away.

Falling under Council Tax Band A, this property is not only beautiful but also cost-effective. The EPC rating is currently to be confirmed but rest assured, every aspect of this home has been crafted with energy efficiency in mind.

This lower flat in Fawdon makes a brilliant choice for those seeking a peaceful, yet central living location. Don't delay - take this chance to establish your home in one of Newcastle's most delightful settings. Make an inquiry today and explore the potential of this unique property.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 966

EPC Rating: C

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: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good



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		
(69-80) C	71	74
(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		

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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

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