



To buy

## 2 bed detached bungalow to buy

Larchwood Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2AN

**£270,000** Offers Over

 x 2  x 1  x 3

Tenure

**Freehold**

Garage parking

## Property features

- ✓ EPC D
- ✓ No Onward Chain
- ✓ Rare To Market
- ✓ Central Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are excited to present this rare-to-market, charming two-bedroom bungalow situated in the highly sought-after area of Red House farm, Fawdon, Newcastle upon Tyne. Perfectly suited for any potential homeowner, this lovely home comes with the advantage of no onward chain, ensuring a seamless move-in process.

The beautiful detached bungalow boasts a welcoming floor plan featuring three well-proportioned reception rooms, providing abundant space for entertaining and relaxation. These rooms are drenched in natural light, creating a warm and inviting living atmosphere throughout.

This captivating home benefits from two comfortable double bedrooms, each offering a brilliant airy space with plenty of room for storage. A family bathroom serves the property, beautifully fitted to meet all your needs.

The heart of the home is the sizeable kitchen-Diner. Filled with plentiful wall and base units, an abundance of bench space and charming breakfast bar, with views to the front and rear gardens.

The property incorporates all the components of a cosy yet practical home, including an EPC rating of D, indicating it has a good energy efficiency level. Along with a council tax banding of C, ensuring a cost effective home.

The location couldn't be more perfect! Found in the highly desirable neighbourhood of Fawdon, this dream home is nearby to local amenities, various shops, and great transport links, making daily tasks a breeze.

To the outside, the property benefits from a double driveway, large garage, mature gardens to the front and a very large, enclosed rear garden, that has to be seen to be fully appreciated.

This distinctive property is a rare find on the current market and ensures a great opportunity for those seeking the comfort of bungalow living with quick access to local conveniences, adding further to its appeal.

Don't miss this brilliant purchase opportunity, it won't stick around for long. Please contact Pattinson Estate Agents Gosforth at your earliest convenience to arrange a viewing or for any further inquiries on this lovely abode. Remember, this unique find has no onward chain!

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £270,000

Property Type: Detached Bungalow

Parking: Garage, On Street, Driveway

Heating: Gas

Electric: National Grid

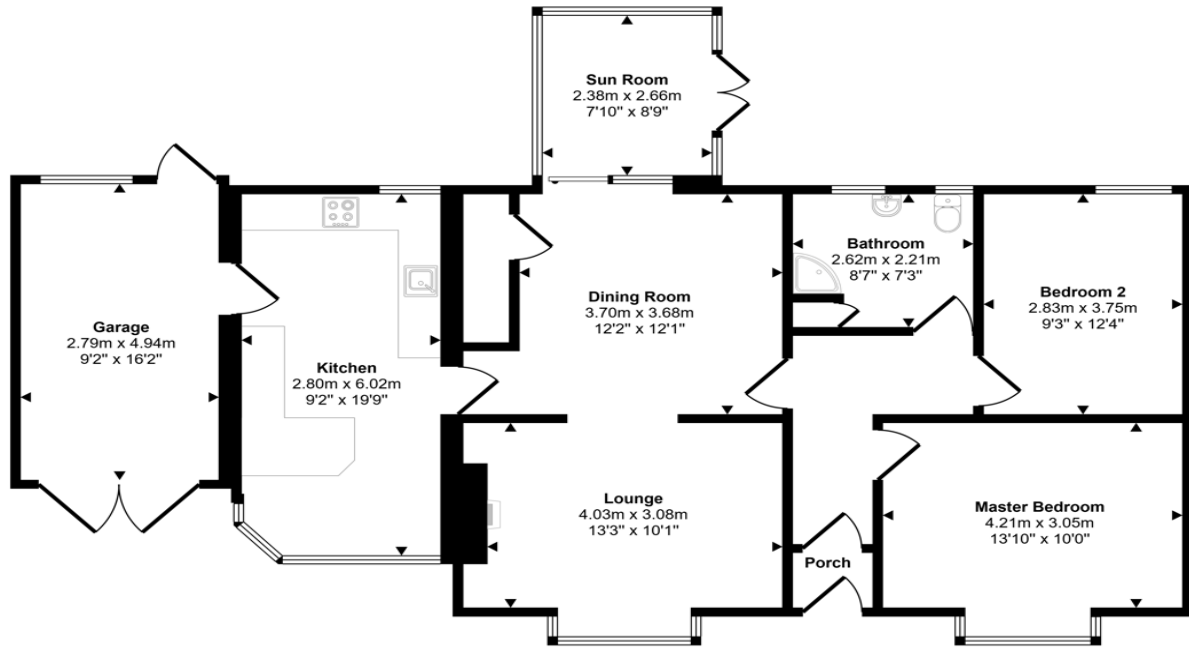
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
113 sq m / 1217 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

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

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