



4 bed end of terrace house to buy in NE9

Lanchester Avenue, Gateshead, Tyne and Wear, NE9 7AL

£100,000 Starting Bid

 x 4  x 1  x 1

Tenure

Freehold

Property features

- ✓ ON LINE AUCTION
- ✓ Four Bedroom Terrace
- ✓ Gas Central Heating
- ✓ Gas Central Heating
- ✓ EPC Rating C

On Street parking

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

AVAILABLE VIA ONLINE AUCTION

A spacious four-bedroom terraced property requiring renovation, offering excellent potential for a family seeking a project, an investor looking to expand their rental portfolio, or those considering a potential House in Multiple Occupation (HMO) opportunity, subject to the necessary consents.

The property benefits from UPVC double glazing, gas central heating and gardens to both the front and rear. Conveniently located close to local amenities and the Queen Elizabeth Hospital, the property also enjoys excellent transport links, with easy access to major road networks for commuting.

The accommodation briefly comprises an entrance hallway providing access to a WC and separate shower room, a generously sized lounge, and a kitchen/dining room. To the first floor are four bedrooms and an additional room with potential to be converted into a family bathroom, subject to any required approvals.

Externally, the property features gardens to both the front and rear, providing outdoor space with scope for improvement and landscaping.

To arrange a viewing or for further information, call our Pattinson Low Fell branch on 0191 4878898 or email low.fell@pattinson.co.uk

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

Entrance

Under-stairs cupboard, stairs to the first floor, opening to the kitchen/diner, cupboard with space for an automatic washing machine, radiator

Downstairs WC

High level WC, pedestal wash basin, exposed brick work with copper pipes for the plumbing, metro tiles, UPVC double glazed window



Shower Room

With a mains fed shower and folding shower screen, cladding to walls



Lounge

3.30m x 6.10m (10'9" x 20'0")

Dual aspect with a UPVC double glazed window and a UPVC double glazed bay, electric fire set to a stone faced chimney breast, two radiators



Half Landing

UPVC double glazed window

Bedroom 2

3.20m x 3.50m (10'5" x 11'5")

UPVC double glazed window, radiator



Bedroom 1

3.90m x 4.10m (12'9" x 13'5")

(Measurements include cupboard) Built in cupboard, UPVC double glazed window, radiator



Bedroom 3

4.10m x 2.50m (13'5" x 8'2")

UPVC double glazed window, radiator



Bedroom 4

3.50m x 2.20m (11'5" x 7'2")

UPVC double glazed window, radiator



Room for Bathroom

1.40m x 2.40m (4'7" x 7'10")

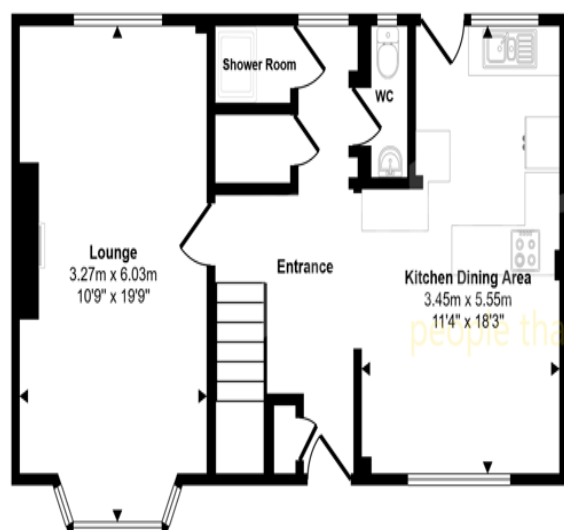
UPVC double glazed window



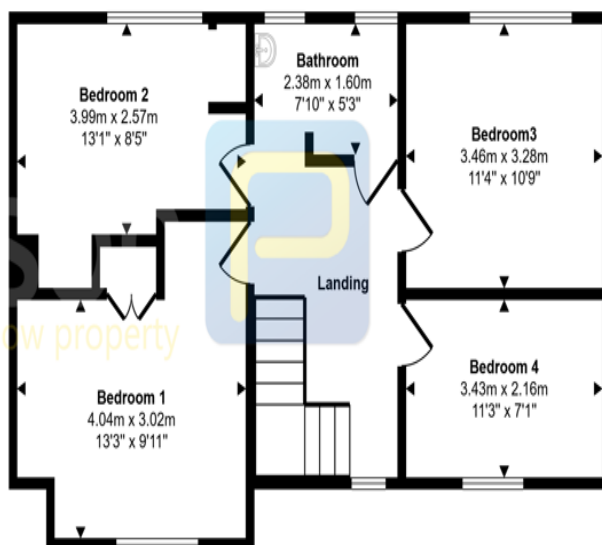
External

Gardens to the front and rear

Approx Gross Internal Area
113 sq m / 1213 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft



First Floor
Approx 60 sq m / 642 sq ft

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		83
(69-80) C	72	
(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:

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