



2 bed terraced house to buy in

Lonnen Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9LQ

£140,000

 x 2  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Two Bedroom Terraced House
- ✓ Sought After Location
- ✓ Well Presented
- ✓ Viewing Recommended
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented two-bedroom terraced home, offering generous living accommodation, a versatile loft storage space and a beautifully landscaped Japanese-inspired rear garden complete with a fish pond and timber garden room.

The accommodation briefly comprises an entrance hallway, a comfortable lounge with multi fuel stove, a fitted kitchen, a bright conservatory overlooking the rear garden, two double bedrooms and a modern family bathroom. There is flexible storage to the loft with a Velux window.

Externally, the property enjoys a low-maintenance front garden and an impressive rear garden designed with a Japanese influence, featuring attractive planting, a tranquil fish pond and a detached timber summer house, creating an ideal space for relaxing, entertaining or working from home. The property benefits from a double driveway to the front.

Conveniently located close to a range of local amenities, schools, transport links and commuter routes, this fantastic home is expected to appeal to a wide range of purchasers.

The property benefits from a newly installed roof.

Early viewing is highly recommended. Please contact Pattinson Estate Agents to arrange your appointment.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof 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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Entrance Hall

Lounge

3.80m x 3.60m (12'5" x 11'9")



Kitchen

5.10m x 1.80m (16'8" x 5'10")



Conservatory

3.50m x 3.70m (11'5" x 12'1")



Stairs to First Floor

Bedroom One

5.10m x 2.60m (16'8" x 8'6")



Bedroom Two

3.80m x 2.80m (12'5" x 9'2")



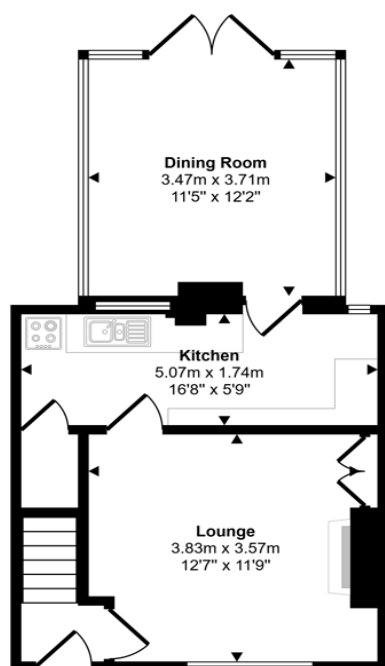
Bathroom



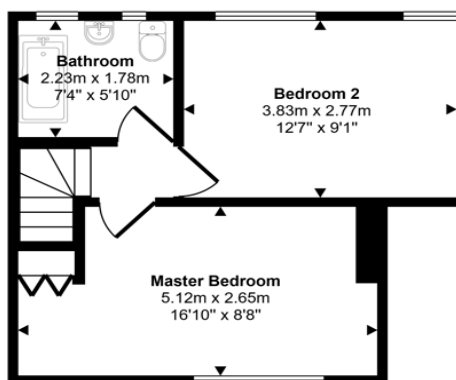
Summer House



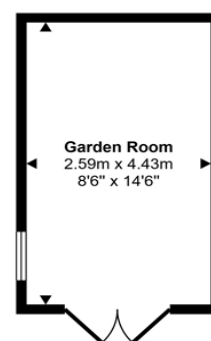
Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 31 sq m / 338 sq ft



Garden Room
Approx 11 sq m / 123 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		86
(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:

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
west.road@pattinson.co.uk, www.pattinson.co.uk**

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