



### 3 bed semi-detached house to buy in NE3

Alyth Place, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4PT

**£125,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Semi Detached House
- ✓ Three Bedroom
- ✓ Two Reception Rooms
- ✓ Driveway & Garage
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An excellent opportunity to acquire this spacious three-bedroom semi-detached property situated within the popular residential area of Kenton. Requiring a full programme of modernisation throughout, the property offers fantastic potential for investors, developers and buyers looking to create a family home to their own specification.

The accommodation briefly comprises a porch leading into the entrance hallway, a generous living room, separate dining area, breakfast room, kitchen and a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking to the front, whilst to the rear is a private enclosed garden offering excellent outdoor space and further scope for improvement.

Ideally located close to local amenities, well-regarded schools, transport links and road networks, the property is perfectly positioned for access to Newcastle City Centre, Newcastle International Airport and surrounding areas.

Offered for sale via auction and competitively priced to attract early interest, this is a rare opportunity to purchase a property with significant potential in a highly sought-after location.

Early viewing is strongly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Front Exterior

Attractive semi-detached property benefiting from a driveway providing off-street parking. Set back from the road, the home enjoys a pleasant frontage with convenient access and good kerb appeal. The driveway offers practical parking for residents and visitors alike, complementing the property's family-friendly layout.



## Living Room/Dining Room

Well-proportioned dining room with carpeted flooring and neutral wall finishes. Benefiting from a large sliding patio door providing excellent natural light and direct access to the rear garden. Offers generous space for a family dining table and additional furniture, creating an ideal setting for entertaining and everyday dining.



## Kitchen

Fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless-steel sink and drainer. Benefiting from a large window providing excellent natural light, the room offers space for freestanding appliances and ample storage. Carpeted flooring and tiled splashbacks complete this functional kitchen space.



## Utility Room

Bright and versatile dining room benefiting from dual-aspect windows providing an abundance of natural light. Offering ample space for a dining table and additional furnishings, the room features laminate flooring and direct access to the kitchen, making it ideal for family dining and entertaining. A useful and adaptable space with views over the surrounding area.



## Bedroom 1

Generously sized double bedroom featuring a large window allowing for plenty of natural light. The room offers ample space for a range of bedroom furniture and benefits from neutral décor, creating a bright and versatile living space. Complete with carpeted flooring and a radiator.



## Bedroom 2

Well-proportioned double bedroom offering generous floor space and plenty of natural light from the large window. Featuring neutral décor, carpeted flooring and a radiator, the room provides ample space for a range of bedroom furnishings and presents an excellent opportunity for personalisation.



## Bathroom

Family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Benefiting from an obscured window providing natural light and ventilation, the room offers a practical layout and serves the accommodation well. Finished with complementary wall coverings and flooring.



## Bedroom 3

Good-sized bedroom with a bright and airy feel, benefiting from a large window allowing plenty of natural light. Offering space for a bed and additional furniture, the room features neutral décor and flooring, making it ideal as a child's bedroom, guest room or home office. A versatile addition to the accommodation.



## Rear Exterior

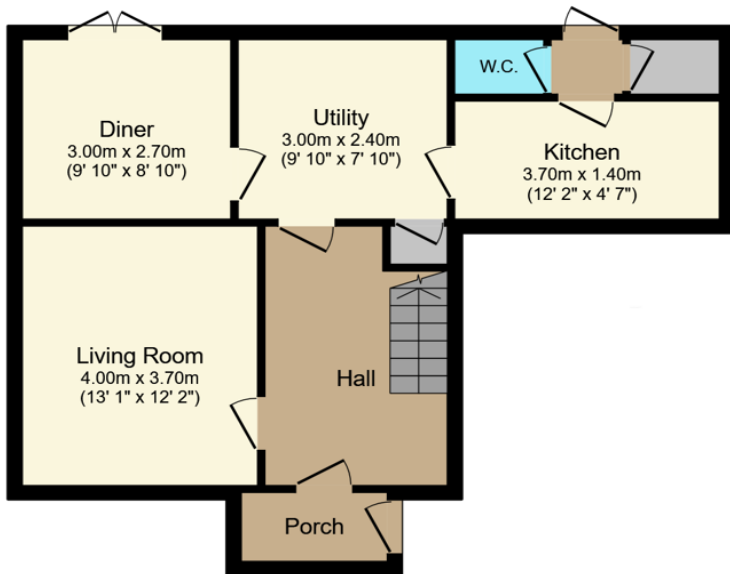
Enclosed rear garden providing a private outdoor space with scope for landscaping and personalisation. Benefiting from direct access from the property, the garden offers potential for outdoor seating, entertaining and family use. A practical addition to the home with space to enjoy outdoor living.



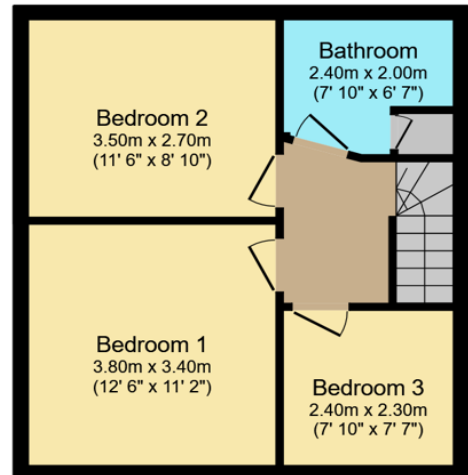
## Rear Garden

Enclosed rear garden offering a good degree of privacy and a versatile outdoor space for the whole family to enjoy.





Ground Floor



First Floor

Total floor area: 90.8 sq.m. (977 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(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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