



3 bed end of terrace house to buy in NE4

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

£155,000 Offers Over

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Three Bedrooms
- ✓ End of Terrace Property
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available with no upper chain three bedroom end terrace house located in on this larger than average corner plot.

The accommodation briefly comprises; Porch, entrance hall, lounge, kitchen located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. ground floor bathroom/WC. To the first floor there are three bedrooms and separate WC.

Externally to the front is mainly laid to lawn with driveway providing off street parking which leads to the garage. To the rear is a private garden which is mainly laid to lawn with paved area and fenced boundaries.

The property benefits UPVC double glazing and gas central heating.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g3170e>

Please call our West Road office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £155,000

Property Type: End of terrace house

Parking: Driveway & Garage

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

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

To the front of the property is mainly laid to lawn with block paved driveway leading to the garage and walled boundaries.



Porch

Entrance Hall

With door off to the lounge, bathroom/WC and stairs to the first floor.

Lounge

4.30m x 4.21m (14'1" x 13'9")

UPVC double glazed walk in bay window to the front, gas fire set into feature surround and radiator.



Kitchen

3.60m x 1.79m (11'9" x 5'10")

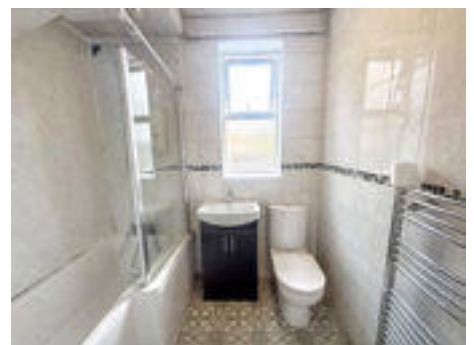
Located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



Bathroom/WC

2.15m x 1.69m (7'0" x 5'6")

White three piece bathroom suite comprising; P shaped bath with shower over, hand wash basin with storage under, low level WC, partially tiled walls, tiled floor, UPVC double glazed window and heated towel rail.



First Floor Landing

With doors off to the bedrooms and WC.

Bedroom One

3.95m x 3.79m (12'11" x 12'5")

UPVC double glazed window to the front, built in storage cupboard and radiator.



Bedroom Two

3.80m x 2.40m (12'5" x 7'10")

UPVC double glazed window to the rear and radiator.



Bedroom Three

2.69m x 2.10m (8'9" x 6'10")

UPVC double glazed window to the front, built in storage cupboard and radiator.



WC

2.09m x 0.72m (6'10" x 2'4")

With low level WC, hand wash basin with storage under, UPVC double glazed window and heated towel rail.

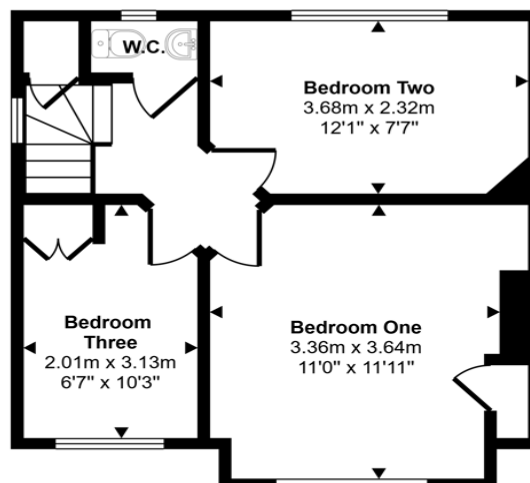
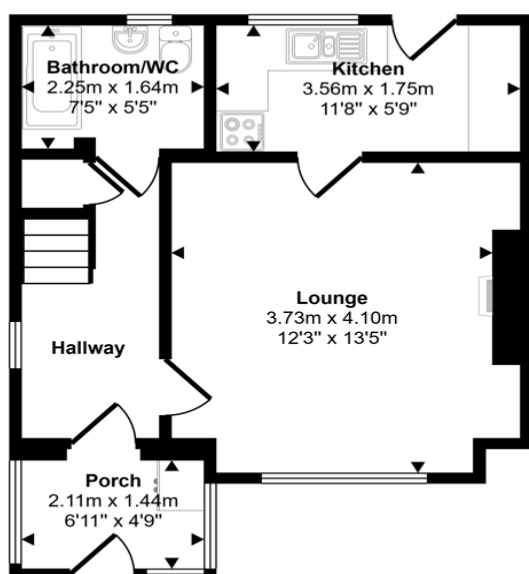


Rear Garden

Private rear garden mainly laid to lawn with paved area, side access and fenced boundaries.



Approx Gross Internal Area
71 sq m / 768 sq ft



First Floor
Approx 34 sq m / 365 sq ft

Ground Floor
Approx 37 sq m / 403 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		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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

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west.road@pattinson.co.uk, www.pattinson.co.uk**

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