



To buy

### 3 bed end of terrace house to buy in NE6

Lancefield Avenue, Newcastle Upon Tyne, Newcastle upon Tyne, Tyne and Wear, NE6 2NP

**£140,000** Offers Over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ End of Terrace
- ✓ Three bedrooms
- ✓ Private Garden
- ✓ Double Driveway
- ✓ EPC Rating B

## Key Information

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

## Description

Pattinson Estate Agents are pleased to welcome this three bedroom end of terrace property to the market for sale.

Located on Lancefield Avenue the property is in a close proximity of a range of local amenities such as schools, shops and community centers to name a few.

Briefly comprising an entrance hallway, lounge/dining area, kitchen and utility room. For the second floor: three bedrooms, a WC, and a family bathroom.

Externally to the front the property boasts a double driveway.

Please submit all best and final offers by Monday 1st December at 12pm.

Please contact our Wallsend team now with any enquirers: 0191 234 5681 or via email [wallsend@pattinson.co.uk](mailto:wallsend@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £140,000

Property Type: End of terrace house

Parking: Driveway

Heating: Gas

## Living Room

5.43m x 3.41m (17'9" x 11'2")

Lounge located towards the front of the property with fitted radiators and double glazed windows.



## Kitchen

4.03m x 2.71m (13'2" x 8'10")

Kitchen with a range of wall and base units with ample work top space, fitted with an integrated oven, induction hob, sink and draining board. Utility room accessed from the kitchen also.



## Bedroom 1

3.38m x 3.73m (11'1" x 12'2")

Master bedroom located towards the front of the property with carpet underfoot and double glazed windows.



## Bedroom 2

4.06m x 2.71m (13'3" x 8'10")

Second bedroom with carpet underfoot, fitted radiators and double glazed windows.



## Bedroom 3

2.71m x 2.15m (8'10" x 7'0")

Third bedroom with carpet underfoot and double glazed windows.



## W.C

1.27m x 0.73m (4'2" x 2'4")

Toilet located upstairs with a fitted lower level WC



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## Bathroom

1.83m x 1.64m (6'0" x 5'4")

Family bathroom located upstairs fitted with a hand wash basin, towel radiator and a bath with overhead shower attachment.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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:  
**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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