



### 3 bed terraced house to buy in

Whitley Road, Newcastle upon Tyne, Tyne and Wear, NE12 9SU

# £180,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Mid Terrace House
- ✓ Three Bedrooms, Two Reception
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating C

## Key Information

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

## Description

A beautifully presented three-bedroom mid terrace home, perfectly suited to first-time buyers and growing families. The property benefits from UPVC double glazing, gas central heating, a modern kitchen and bathroom, as well as off road parking and gardens.

Ideally located, the home offers easy access to local shops, parks, pubs, and the popular Silverlink Retail Park, providing a wide range of shopping and leisure facilities. The area is also served by well regarded schools, making it an excellent choice for families. Commuters will appreciate the superb transport links via the A19 and Coast Road, offering convenient routes to Newcastle, North Tyneside, and beyond.

The accommodation comprises an entrance hall, lounge (currently used as a bedroom), dining room, and kitchen to the ground floor. Upstairs, there are three bedrooms and a modern family bathroom.

Externally, the property features a gravelled front garden, while the rear offers a flagged garden with hardstanding for off road parking.

This is an excellent opportunity not to be missed early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £180,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## Hallway

Stairs to the first floor, radiator, feature wall panelling, composite double glazed door.



## Lounge

4.30m x 3.20m (14'1" x 10'5")

(Currently being used as a bedroom) UPVC double glazed bow window, radiator, living flame gas fire to a feature fire surround, feature wall panelling to one wall



## Dining Room

3.70m x 3.60m (12'1" x 11'9")

UPVC double glazed French style doors leading to the rear garden, radiator, feature wood panelling to one wall



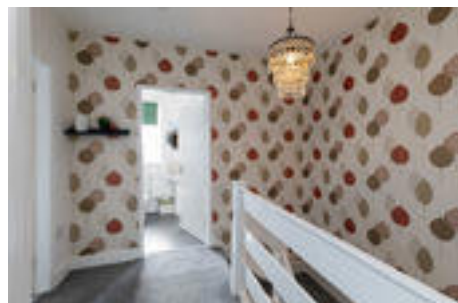
## Kitchen

4.20m x 2.40m (13'9" x 7'10")

Fitted wall and base units with spaces for an electric cooker and an automatic washing machine, stainless steel sink and drainer with mixer taps, combi boiler, part tiled walls, UPVC double glazed door and window



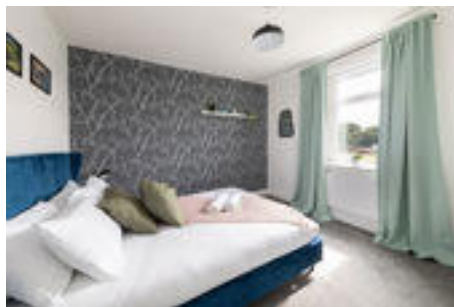
## Landing



## Bedroom 1

3.50m x 3.40m (11'5" x 11'1")

UPVC double glazed window, radiator



## Bedroom 2

3.30m x 3.40m (10'9" x 11'1")

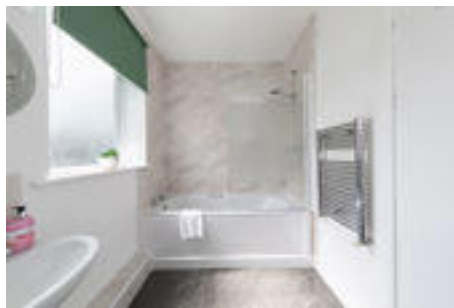
UPVC double glazed window, radiator, built in wardrobes



## Bathroom

2.80m x 1.80m (9'2" x 5'10")

Three piece suite comprising a WC, wash basin, panelled bath with mains fed shower and shower screen, cladding to the shower area, heated towel rail, two UPVC double glazed windows



## Bedroom 3

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

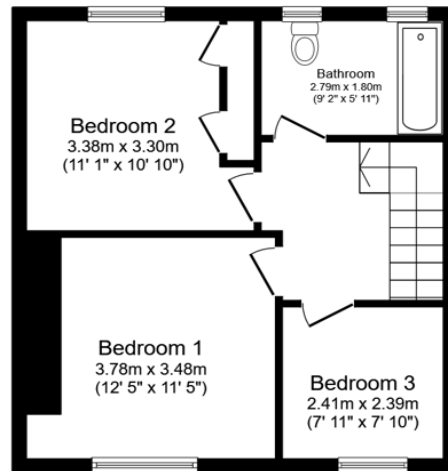
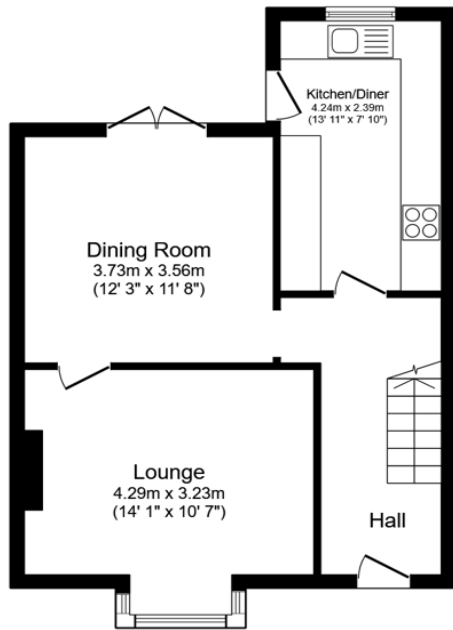
UPVC double glazed window, radiator



## External

Gravel garden to the front, flagged garden to the rear with hard standing for off road parking





Total floor area: 90.3 sq.m. (973 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>	73	78
(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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