



## 2 bed semi-detached house to buy in NE12

Oswin Road, Forest hall, Newcastle upon Tyne, Tyne and Wear, NE12 9BH

**£155,000**

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- ✓ Two Bedrooms
- ✓ Semi-Detached House
- ✓ Well Presented and Modern Throughout
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

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

## Description

Appealing to a wide variety of buyers is this well presented two bedroom semi detached house situated within this favoured residential street. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre and the Coast.

The accommodation comprises; entrance hall with stairs to the first floor, lounge/diner, modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, integrated dishwasher, integrated under bench fridge, UPVC double glazed door leading to the rear porch, UPVC double glazed window and useful utility area. To the first floor two good size bedrooms and family bathroom/WC.

Externally to the front is a private garden which is mainly laid to lawn with block paved driveway, electric car charging port and fenced boundaries and to the rear is a private garden which is mainly laid to lawn with decked area, gravelled area, mature planted areas and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g20b03>

Please contact the Forest Hall Branch for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

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: Yes

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, electric car charging port, mature planted borders, side access to the rear garden and fenced boundaries.



## Entrance Hall

With door off to the kitchen and stairs to the first floor.

## Lounge/Diner

6.07m x 3.41m (19'10" x 11'2")

19 ft lounge/diner with UPVC double glazed walk in bay window to the front, UPVC double glazed window to the rear and two radiators



## Kitchen

2.74m x 2.71m (8'11" x 8'10")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, integrated dishwasher, integrated under bench fridge, UPVC double glazed door leading to the rear porch and UPVC double glazed window.



## Rear Porch

With door off to the utility room, storage cupboard, UPVC double glazed door leading to the rear garden and UPVC double glazed window.

## Utility Room

2.07m x 1.63m (6'9" x 5'4")

To the rear of the property with useful work surface, plumbed for washing machine, space for tumble dryer, tiled flooring and UPVC double glazed window.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

3.72m x 3.14m (12'2" x 10'3")

Two UPVC double glazed windows to the front, two built in storage cupboards and radiator.



## Bedroom Two

3.38m x 2.94m (11'1" x 9'7")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

1.89m x 1.71m (6'2" x 5'7")

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

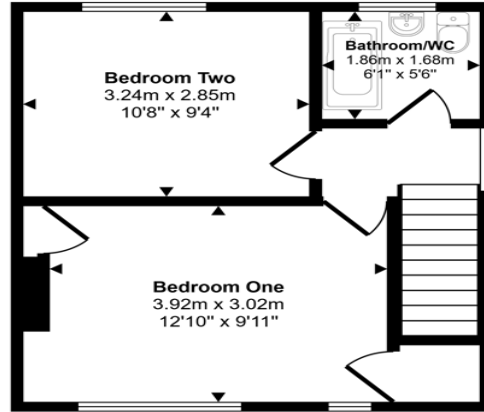
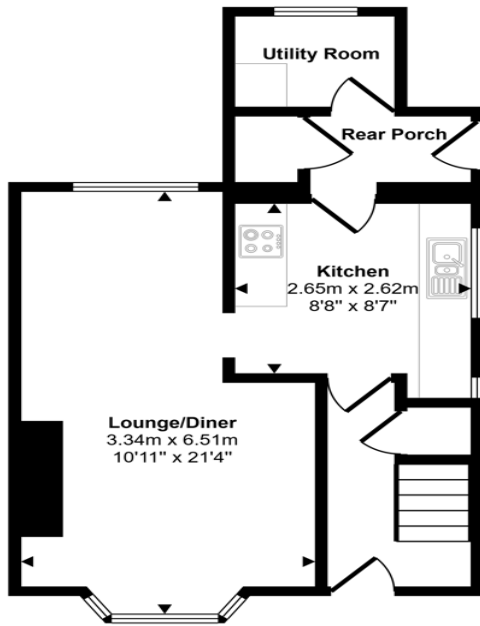


## Rear Garden

Private rear garden mainly laid to lawn with decked area, gravelled area, mature planted border and fenced boundaries.



Approx Gross Internal Area  
71 sq m / 760 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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

Oswin Road, Forest hall, Newcastle upon Tyne, Tyne and Wear, NE12 9BH

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

