



2 bed terraced house to buy in

Park Rise, Lemington, Newcastle upon Tyne, Tyne and Wear, NE15 8BS

£125,000

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Two Bedroom Terraced House
- ✓ Formerly Three Bedroom
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating C

Key Information

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

Description

A well-presented two-bedroom terraced house situated on Park Rise in Lemington, Newcastle upon Tyne. Originally a three-bedroom home, the property has been thoughtfully reconfigured by combining two of the bedrooms to create a larger principal bedroom, offering more generous first floor accommodation.

The property is likely to appeal to a range of buyers, including first-time purchasers, couples and those looking to downsize, and benefits from modern kitchen and bathroom fittings together with gardens to the exterior. Internally, the accommodation briefly comprises an entrance hall, a comfortable lounge and a modern fitted kitchen to the ground floor. To the first floor there are two bedrooms, including a spacious principal bedroom created from the original third bedroom, together with a contemporary bathroom. Externally, the property benefits from gardens.

Conveniently located in Lemington, the home is well placed for access to local amenities, schools and transport links, as well as routes into Newcastle upon Tyne and surrounding areas.

Early viewing is recommended to appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance Hall

Lounge

3.37m x 4.51m (11'0" x 14'9")



Kitchen

3.46m x 2.23m (11'4" x 7'3")



Stairs to First Floor

Bedroom One

5.27m x 3.27m (17'3" x 10'8")



Bedroom Two

2.74m x 3.10m (8'11" x 10'2")



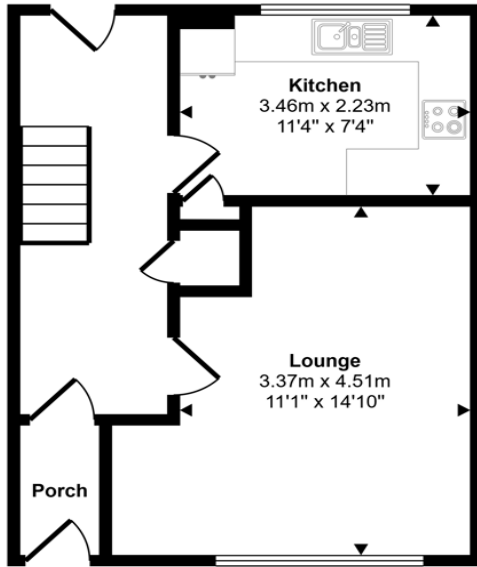
Bathroom



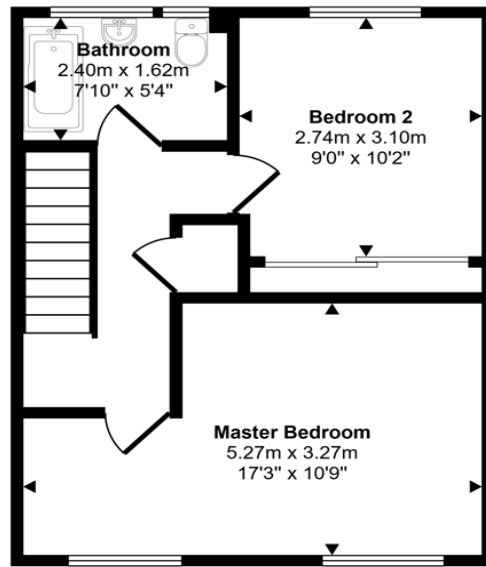
External



Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 37 sq m / 398 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) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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

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