



### 3 bed semi-detached house to buy in NE6

St. Lawrence Court, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2NR

**£60,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

### Property features

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

## Key Information

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

## Description

To be sold with no upper chain is this well presented three bedroom semi detached house located in Byker.

The accommodation briefly comprises; Porch, good size lounge, dining room, kitchen with a good range of wall and base units, complimenting work surfaces, stainless steel sink, tiled splashback, space for appliances, under stairs storage cupboard and radiator. To the first floor there is three bedrooms, wet room and separate WC.

Externally to the rear is a south facing private garden which is mainly paved with mature planted areas and fenced boundaries.

The property benefits from central heating supplied via the Byker District heating system.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2b624>

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Metal roofing

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: Community Scheme

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



## Porch

### Lounge

5.39m x 3.20m (17'8" x 10'5")

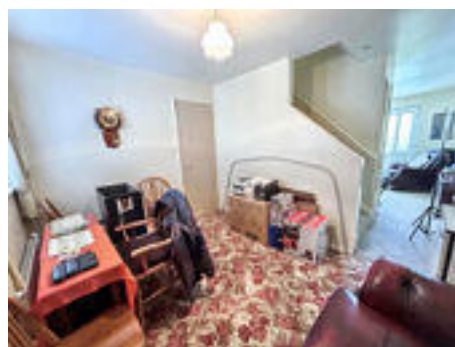
UPVC double glazed window to the rear, UPVC double glazed door to the rear garden and radiator.



### Dining Room

3.55m x 2.61m (11'7" x 8'6")

UPVC double glazed window to the front and radiator.



### Kitchen

4.15m x 1.77m (13'7" x 5'9")

With a good range of wall and base units, complimenting work surfaces, stainless steel sink, tiled splashback, space for appliances, under stairs storage cupboard and radiator.



## First Floor Landing

## Bedroom One

3.82m x 2.68m (12'6" x 8'9")

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



## Bedroom Two

2.94m x 2.63m (9'7" x 8'7")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

2.67m x 2.55m (8'9" x 8'4")

UPVC double glazed window to the front and radiator.



## Wet Room

1.69m x 1.59m (5'6" x 5'2")

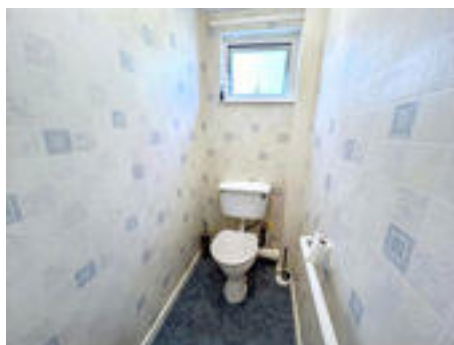
Easy access shower, hand wash basin, partially tiled walls, UPVC double glazed window and radiator.



## WC

1.71m x 0.98m (5'7" x 3'2")

With low level WC and UPVC double glazed window.

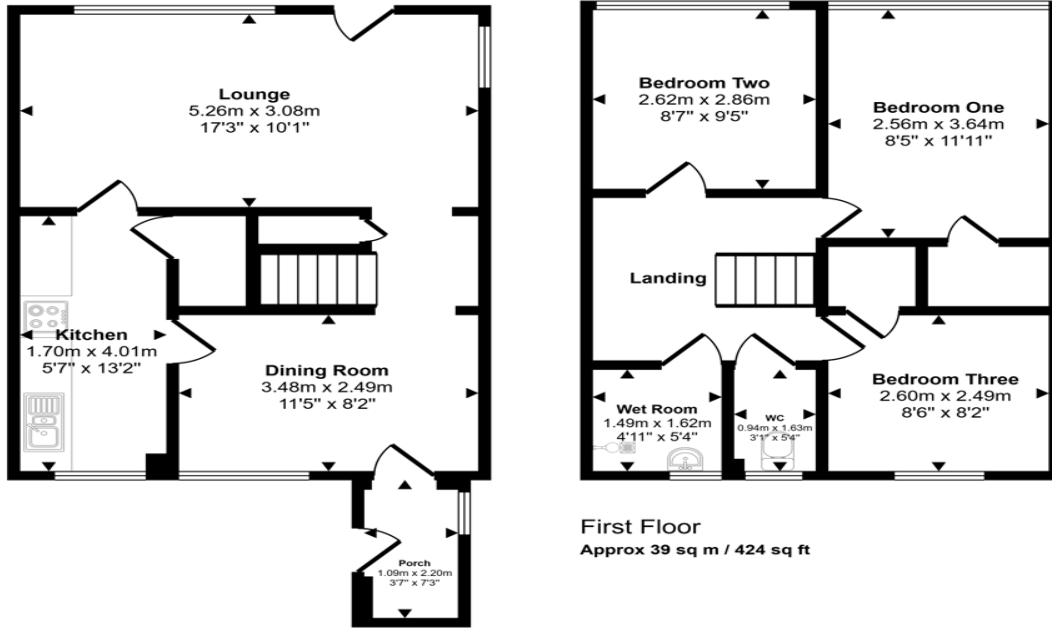


## Rear Garden

South facing private rear garden mainly paved with mature planted areas and fenced boundaries.



Approx Gross Internal Area  
80 sq m / 866 sq ft



Ground Floor  
Approx 41 sq m / 442 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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:

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

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