



### 3 bed detached house to buy in

Walwick Fell, The Rise, Newcastle upon Tyne, Tyne and Wear, NE15 6BT

**£218,000**

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Detached house
- ✓ Three bedrooms
- ✓ Downstairs WC
- ✓ Off street parking
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

For sale, three bedroom detached house located in the desirable neighbourhood of The Rise, Newcastle upon Tyne. This well presented residence provides optimised family living with three spacious bedrooms.

As you enter the property, you are met by a welcoming hallway which leads to the light-filled reception room, perfect for relaxing and entertaining. The ground floor also features a convenient WC.

The generously proportioned bedrooms offer a haven for relaxation while accommodating diverse family needs. The modern bathrooms are beautifully finished and add to the home's overall quality feel.

This standalone property has been carefully designed to offer a blend of comfort and style while preserving its homely charm.

Central heating radiators are installed on both the ground and first floors and are controlled via a Hive smart thermostat, which can be accessed and controlled by smartphone.

The property offers excellent transport links, including frequent bus services, rail connections, and easy road access to Newcastle city centre. The home benefits from proximity to highly regarded schools, including Bridgewater Primary, St Cuthbert's High, and Sacred Heart Catholic High School. A wide range of local amenities are within easy reach, from convenience stores and takeaways to larger supermarkets such as Lidl, Aldi, and ASDA. These features make the property an excellent choice for families, first-time buyers, and professionals alike.

Experience the perfect fusion of quality, charm, and convenience with this delightful property on The Rise, Newcastle upon Tyne. Don't miss this chance; arrange your viewing today.

Council Tax Band: B

Tenure: Freehold

Price: £218,000

Property Type: Detached House

Parking: Off Street

Heating: Air Source Heat Pump

## External Front

To the front aspect, there is a garden with trees and a block-paved driveway to the side providing off-street parking.



## Entrance Hallway

Central heating radiators are located in the entrance hallway

## WC

1.29m x 1.79m (4'2" x 5'10")



## Lounge

4.07m x 4.77m (13'4" x 15'7")

The lounge benefits from two central heating radiators, a built-in storage space, and double-glazed patio doors providing access to the rear garden.



## Kitchen / Dining area

3.71m x 4.08m (12'2" x 13'4")

The kitchen includes built-in cooking appliances comprising an electric oven and hob with extractor hood over. There is space for a washing machine, dishwasher, and freestanding fridge/freezer.

This room also has space for a dining table and chairs and has two central heating radiators.



## Landing

Central heating radiator on the first-floor landing.



## Master bedroom

4.78m x 2.77m (15'8" x 9'1")



## Bedroom 2

4.08m x 2.56m (13'4" x 8'4")



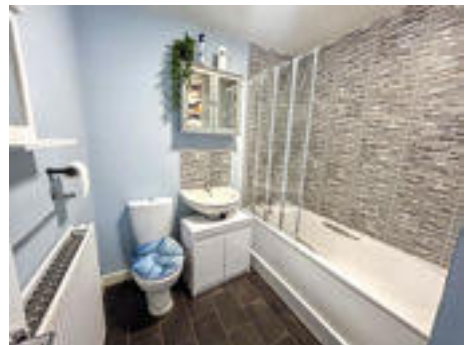
## Bedroom 3

2.94m x 2.16m (9'7" x 7'1")



## Bathroom

2.05m x 2.00m (6'8" x 6'6")



## Loft space

The loft space is accessed via a loft ladder and is fitted with lighting.

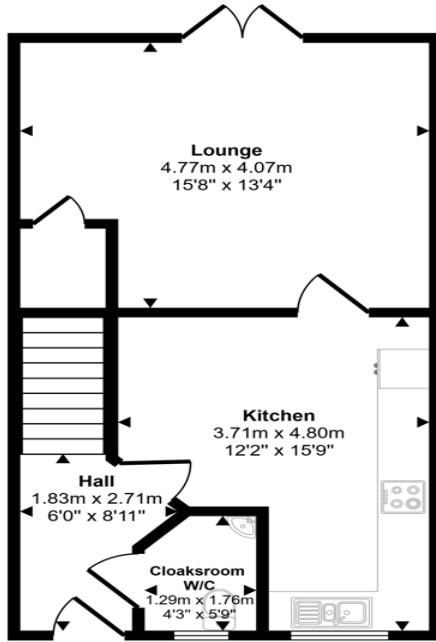


## Rear Garden

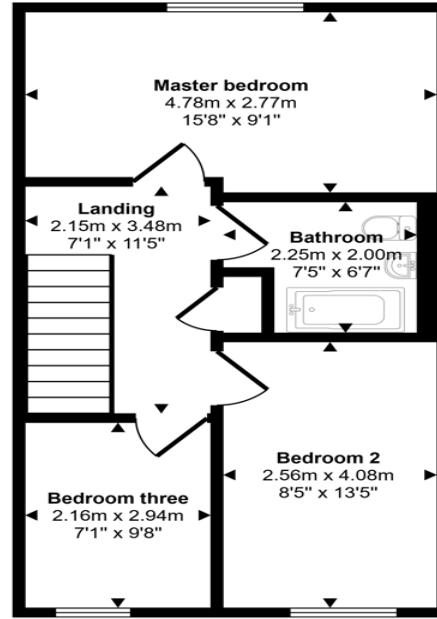
To the rear aspect, there is an enclosed garden mainly laid to lawn with a paved patio area.



Approx Gross Internal Area  
87 sq m / 941 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft



First Floor  
Approx 44 sq m / 478 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>		90
(69-80) <b>C</b>	79	
(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:

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

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