



## 3 bed semi-detached house to buy in NE3

Ferrisdale Way, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2SE

**£175,000**

 x3  x2  x2

Tenure

**Freehold**

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ Central Location
- ✓ Double Driveway
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid

## Description

Pattinson Estate Agents are excited to present this delightful, extended three-bedroom semi-detached house situated in the highly sought-after area of Fawdon, Newcastle upon Tyne. Blessed with a central location, the property promises a convenient lifestyle with easy access to various facilities and amenities.

Upon entering this humble abode, you will discover a well-proportioned living room filled with ample natural light. An adjacent large reception room offers an additional area to unwind and could even be utilised as a dining room and study based on individual needs, the open-plan kitchen leads from the second reception offering plenty of storage space and the perfect arena to unveil your culinary talents. The downstairs comes complete with a fully functioning shower room, complete with WC.

The property first floor comprises three generously sized bedrooms, perfect for a family or for hosting guests. It also boasts an additional bathroom, eliminating morning queues and adding an ease to your daily routines.

The kitchen is requisite for family living, offering plenty of storage space and the perfect arena to unveil your culinary talents. Each room within this semi-detached house is thoughtfully laid out, providing a lovely fusion of comfort and functionality.

The outside of this welcoming home comes complete with a double driveway, for added convenience and a large enclosed rear garden space, perfect for entertaining guest and little ones.

With EPC rating D, this property provides a good balance of energy efficiency. Adding to its appeal, the asset falls under Council Tax Band A, presenting a significant financial advantage.

Perfectly poised in Fawdon, the property not only introduces you to comfortable living spaces but also grants you the privilege of easy commuting with efficient transportation links, including the Tyne & Wear Metro. Fawdon's close community feel and local amenities only enhance its attractive appeal.

Offered as a Residential Sale, this semi-detached house in Fawdon, Newcastle upon Tyne presents an ideal opportunity for those seeking a blend of comfortable family living and sheer convenience. Book your viewing today with Pattinson Estate Agents to avoid disappointment.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £175,000

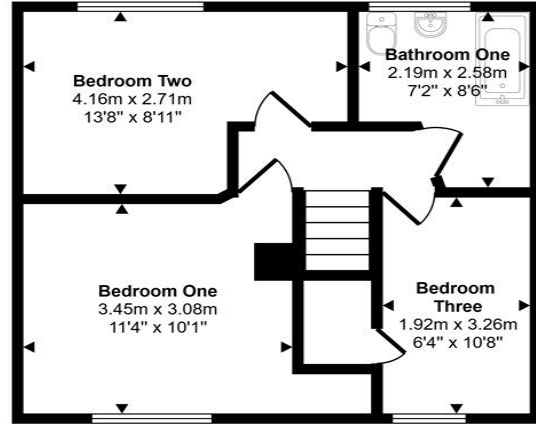
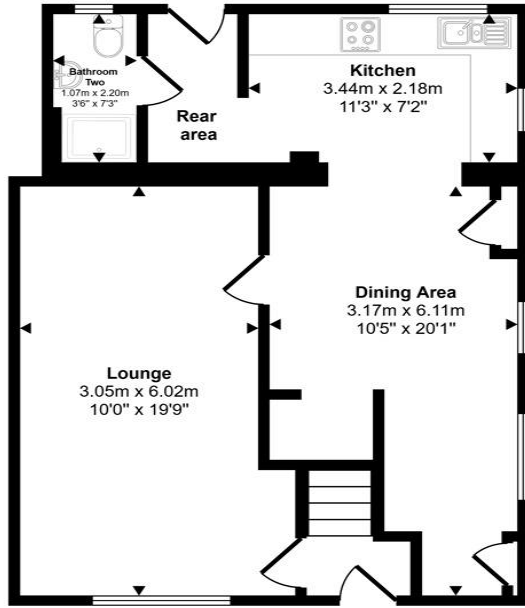
Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Approx Gross Internal Area  
93 sq m / 997 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>		78
(55-68) <b>D</b>	66	
(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	

Ferrisdale Way, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2SE

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.

