



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

Amherst Road, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2QQ

**£130,000** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ No Onward Chain
- ✓ Central Location
- ✓ EPC TBC
- ✓ Council Tax Band A
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Gosforth are pleased to introduce to the market this semi-detached home located in the heart of Fawdon, Newcastle upon Tyne. This enticing property boasts three generously sized bedrooms, one bathroom, and a single well-structured reception room along with kitchen and separate utility area. To the outside the property benefits from off-street parking, along with the sizeable rear garden, ensuring the opportunity, to make the most of the warmer months.

One of the key features of this property is the added benefit of No Onward Chain, allowing potential buyers to expedite their move. This characteristic provides comfort and ease to those seeking a swift and straightforward transaction.

Positioned in a central location, residents will find themselves in a buzzing hub with quick and easy access to various local amenities. Everything is effortlessly accessible, adding to the attractiveness of this desirable location.

Nestled within a sought-after residential area, this property offers a unique opportunity for families, investors or first-time buyers alike.

Currently, the property's Energy Performance Certificate (EPC) status is To Be Confirmed (TBC). Once established, this will give potential homeowners a clear insight into the energy efficiency and environmental impact of the property. The property also has the benefit of an A council tax band, ensuring a lower cost base for the future owner.

Take advantage of this splendid opportunity to own a piece of the vibrant Fawdon community. Discover the charm and convenience that this semi-detached house has to offer. It's not just a house; it's a potential home. Early viewing comes recommended, due to the popularity of the area.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £130,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

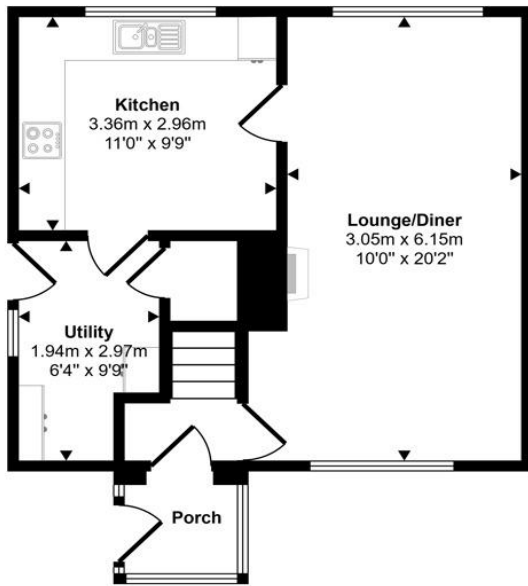
Water meter: No

Sewerage: Standard UK domestic

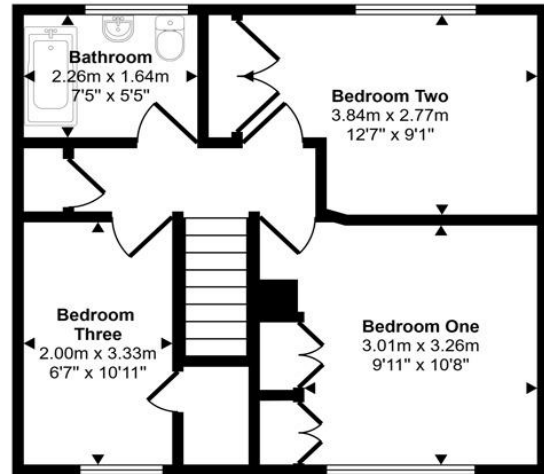
Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
84 sq m / 909 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft



First Floor  
Approx 41 sq m / 446 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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