



## 2 bed semi-detached house to buy in NE5

Doxford Gardens, North Fenham,  
Newcastle upon Tyne, Tyne and Wear,  
NE5 3LU

**£109,950** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Semi Detached House
- ✓ Spacious Lounge/ Dining Room
- ✓ Two Bedrooms
- ✓ Family Bathroom
- ✓ EPC Rating D

## Key Information

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

## Description

For sale via secure online unconditional auction terms and conditions. We offer this delightful semi-detached house is conveniently located in the sought-after area of North Fenham, Newcastle upon Tyne.

The property briefly comprises of an extremely spacious lounge/dining room, kitchen, Two double bedrooms lovely appointed family bathroom. Externally there are gardens front and rear and a driveway providing off street parking.

Situated in the community-friendly neighbourhood of North Fenham, Newcastle upon Tyne, this charming semi-detached house is only a stone's throw away from local amenities, shops and schools. Convenient public transport links are readily available, making city commuting an easy affair.

Experience the perfect blend of modern living and comfort with this semi-detached house in North Fenham. If you're a forward-thinking buyer looking for a delightful home or a prudent investor seeking a rental property with high potential yields, this property offers an exciting and worthwhile opportunity. Viewing is highly recommended to fully appreciate what this home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £109,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance Hallway

Side Entrance UPVC door leading into Hallway, stairs to first floor, door leading into kitchen.



## Spacious Lounge/ Dining Room

Great size room with front facing bay window, double radiator under, fire surround and hearth with gas fire. Dining Room, double radiator and patio doors leading to rear garden, storage cupboard housing meters, door into kitchen



## Kitchen

Fitted with a range of wall and floor units, electric oven, gas hob with extractor over, rear facing upvc window with stainless steel sink under, plumed for washing machine, wall mounted double oven. Door leading into rear garden. Tiled floors and part tiled walls above worktops.



## Bedroom One

Front facing bay window, double radiator.



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## Bedroom Two

Rear facing UPVC window with double radiator and storage cupboard. Large pulldown loft hatch with ladder leading to loft room which is ideal for additional storage, playroom etc.



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## Family Bathroom

Rear facing UPVC window, newly fitted white suite, electric shower over, pedestal basin, large wall mirror, heated towel rail.



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## Separate WC

Side UPVC window low level wc

## Externally

To the front of the property there is block paving providing off street parking, to the rear there is also block paving with concrete patio areas...





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>		70
(55-68) <b>D</b>	55	
(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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