



3 bed semi-detached house to buy in NE15

Coquet Grove, Throckley, Newcastle upon Tyne, Tyne and Wear, NE15 9LH

£130,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Semi Detached House - Three Bedrooms
- ✓ For Sale by Auction
- ✓ Two Reception Rooms
- ✓ Garage and Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLY.

For sale by online unconditional auction, this three-bedroom semi-detached home is positioned on the ever-popular Coquet Grove, Throckley, to the western outskirts of Newcastle upon Tyne. The property enjoys a pleasant setting within this established residential street. The accommodation offers well-proportioned living space with scope for updating, presenting an excellent opportunity for buyers to personalise and add value. Internally, the property comprises an entrance hall leading to two reception rooms, providing flexible living and dining space, along with a kitchen and separate utility room. A ground floor WC adds further practicality for modern family living. To the first floor are three bedrooms and a family bathroom, making the home ideally suited to a range of purchasers including families, first-time buyers or investors. Externally, the property benefits from a pleasant rear garden, ideal for outdoor enjoyment, along with a driveway providing off-street parking and access to an attached garage.

Coquet Grove is well placed for everyday convenience, with a range of local shops, schools and amenities available within Throckley village. The area also offers excellent connectivity, with easy access to the A69 and A1, providing straightforward routes into Newcastle city centre and beyond. Newcastle International Airport is also within convenient reach, making the location ideal for commuters and travellers alike. Nearby green spaces such as Newburn Country Park offer attractive outdoor leisure opportunities.

Terms and conditions apply.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Entrance Porch

Hallway

Lounge

4.20m x 3.50m (13'9" x 11'5")



Dining Room

3.40m x 2.70m (11'1" x 8'10")



Kitchen

2.70m x 3.20m (8'10" x 10'5")



Conservatory

2.80m x 2.80m (9'2" x 9'2")

Utility Room



Ground Floor WC

Stairs to First Floor

Bedroom One

3.20m x 2.80m (10'5" x 9'2")



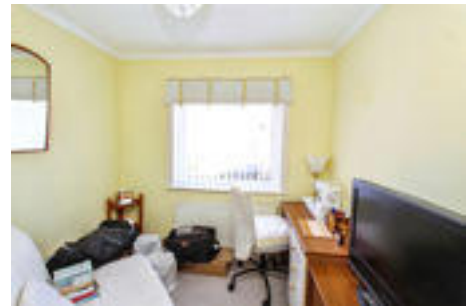
Bedroom Two

3.60m x 2.30m (11'9" x 7'6")



Bedroom Three

2.70m x 1.50m (8'10" x 4'11")



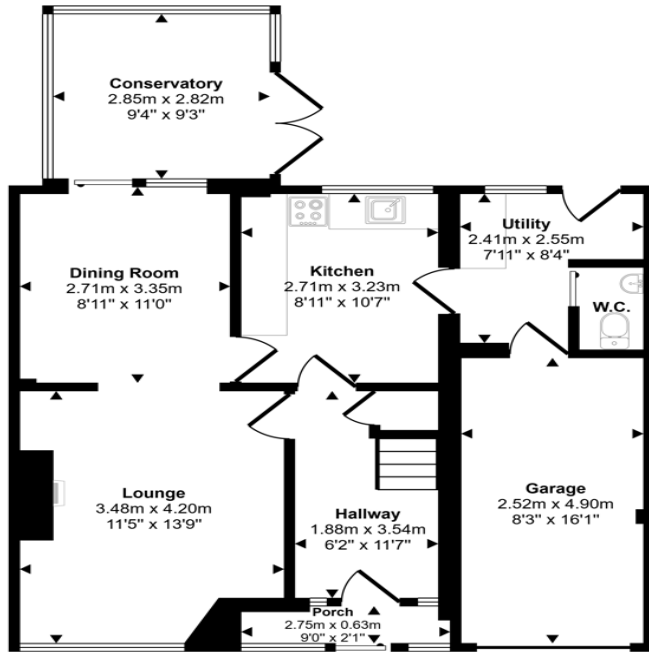
Bathroom

Garage

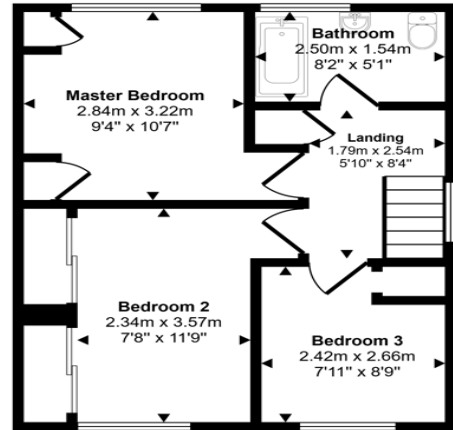
Rear Gardens



Approx Gross Internal Area
112 sq m / 1204 sq ft



Ground Floor
Approx 73 sq m / 783 sq ft



First Floor
Approx 39 sq m / 420 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) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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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