



## 3 bed semi-detached house to buy in NE4

Friarside Road, Newcastle upon Tyne, Tyne and Wear, NE4 9UP

**£260,000** Offers Over

 x3  x2  x4

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Council Tax Band C
- ✓ EPC C
- ✓ Gardens To Three Sides
- ✓ Double Driveway
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

For sale is this fantastic semi-detached house uniquely located in the ever-popular Newcastle upon Tyne. This incredible property offers a spacious living environment perfect for the modern family.

Spread over two levels, the property comprises three generously-sized bedrooms, two well-appointed bathrooms, and a remarkable four reception rooms, lending itself to the perfect setting for entertaining or unwinding in comfort. Beautifully finished, this home showcases a clever blend of classic and contemporary styles. The heart of this home is undoubtedly the spacious kitchen diner, with numerous base and wall units and ample bench space for budding chefs.

Further attributes of this charming abode include its favourable EPC rating of C, a good indicator of its energy efficiency, and a Council Tax obligation in Band C.

Additionally, the property boasts gardens on three sides, providing ample outdoor space to enjoy the sunny, summer's evenings or to indulge in leisure activities or gardening passions.

With the vibrant city of Newcastle upon Tyne on your doorstep offering a variety of amenities and transport links, this property guarantees comfortable living.

Ideal for those looking for a combination of sophistication and functionality, this house could be the dream dwelling for you. Don't miss your chance, book a viewing appointment today.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £260,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

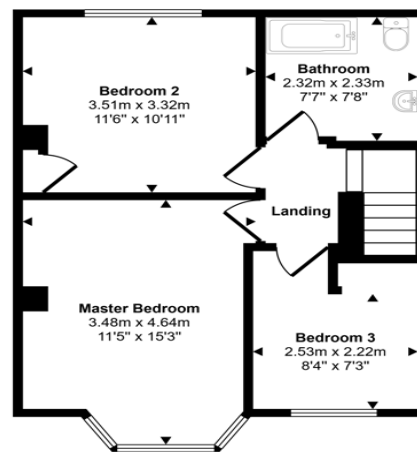
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
134 sq m / 1446 sq ft



Ground Floor  
Approx 89 sq m / 954 sq ft



First Floor  
Approx 46 sq m / 493 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>			83
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(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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