



pattinson 

### 3 bed detached house to buy in

Aldeburgh Avenue, Lemington Rise,  
Newcastle upon Tyne, Tyne and Wear,  
NE15 8TA

# £210,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Council Tax Band C
- ✓ EPC C
- ✓ Central Location
- ✓ Garage And Driveway
- ✓ EPC Rating C

Driveway & Garage parking

## 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

Pattinsons are delighted to present this charming 3-bedroom detached house situated in the popular residential area of Lemington Rise, Newcastle upon Tyne. The property, whilst nestled to the back of a cul-de-sac for privacy, is still ideally located in a central location, offering convenient access to an array of local amenities and excellent transport links across the city and beyond.

The property features a spacious reception room, showcasing the benefit of ample natural light through a generously-sized bay window. It boasts a thoughtfully designed layout that effortlessly flows to create a pleasant and inviting living space for any family. The kitchen continues to impress with modern fixtures and fittings, offering enough space to cater to your culinary needs, whilst leading to the spacious conservatory, featuring a recently installed "warm roof".

The first floor comprises of three well-proportioned bedrooms, each possessing their own unique charm and boasting ample storage space. The property also features a modern, well-maintained bathroom for optimum convenience.

The outside of the property features a spacious driveway for two cars and garage with electric up and over garage door. The rear of the property boast a patio, lawned area and trellis gazebo, perfect for entertaining or enjoying sunny days.

This property falls within Council Tax Band C and has an efficient Energy Performance Certificate (EPC) rating of 'C', which ensures relatively low utility bills.

This superb family home strikes the perfect balance between comfortable living and effortless convenience. Whether you are a first-time buyer making that first step onto the property ladder or a growing family, this property is the ideal Residential Sale opportunity.

We highly recommend booking a viewing to experience everything this fantastic property has to offer. Don't miss this incredible opportunity to purchase a dream family home in the heart of Newcastle upon Tyne!

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £210,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

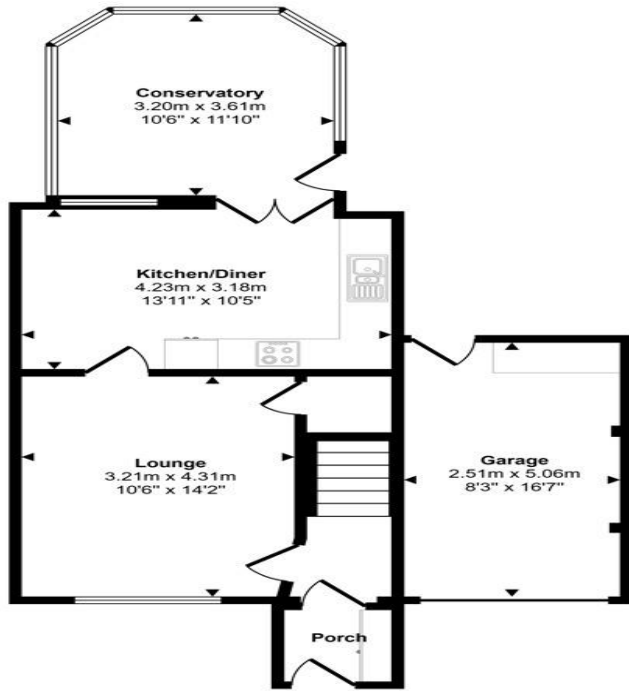
Sewerage: Standard UK domestic

Air conditioning: No

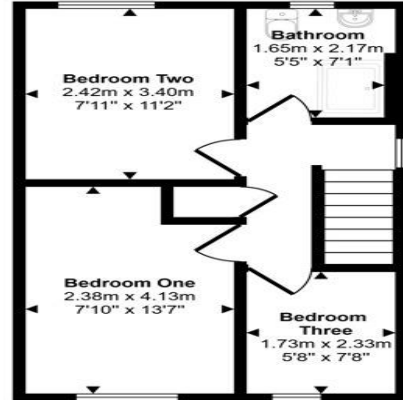
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
93 sq m / 1005 sq ft



**Ground Floor**  
Approx 60 sq m / 651 sq ft



**First Floor**  
Approx 33 sq m / 353 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>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

Aldeburgh Avenue, Lemington Rise, Newcastle upon Tyne, Tyne and Wear, NE15 8TA

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

