



### 3 bed terraced house to buy in

Ladykirk Road, Newcastle upon Tyne, Tyne and Wear, NE4 8AL

**£100,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedroom House
- ✓ Two Reception Rooms
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating E

## Key Information

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

## Description

Three bedroom terraced house, formerly configured as two flats, offering spacious accommodation and excellent potential for improvement. Available for sale by auction, this substantial property requires updating throughout but presents an ideal opportunity for investors, developers or buyers looking to create a sizeable family home.

The accommodation includes two well-proportioned reception rooms, providing flexible living and dining space, together with a fitted kitchen area. To the first floor there are three good sized bedrooms and a family bathroom/WC. Externally, the property benefits from an enclosed yard to the rear.

Situated within a popular residential area on the top block close to West Road, the property is conveniently placed for a wide range of local shops, supermarkets, schools and transport links, with easy access into Newcastle City Centre and surrounding areas.

Offering generous room sizes and plenty of scope for refurbishment and reconfiguration, this is a property with significant potential and early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

USPs: Requires work, Requires updating

Parking: On Street

Heating: Gas

## Entrance Hall

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## Lounge

4.20m x 4.42m (13'9" x 14'6")

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## Dining Room

4.42m x 3.32m (14'6" x 10'10")

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## Kitchen

3.22m x 2.52m (10'6" x 8'3")

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## Stairs to First Floor

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## Bedroom One

3.75m x 4.42m (12'3" x 14'6")

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## Bedroom Two

4.40m x 3.16m (14'5" x 10'4")



## Bedroom Three



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## Bathroom

3.23m x 2.55m (10'7" x 8'4")

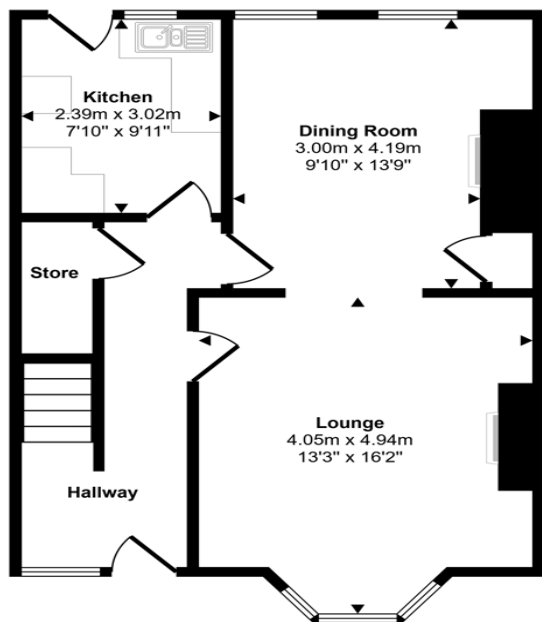


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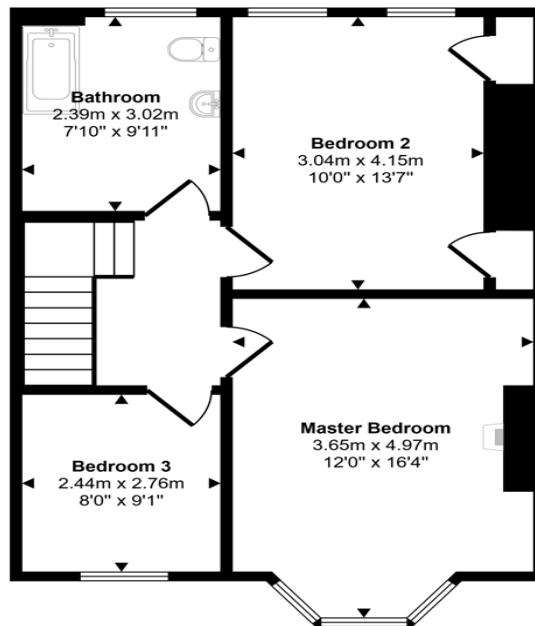
## Yard to Rear



Approx Gross Internal Area  
109 sq m / 1170 sq ft



Ground Floor  
Approx 54 sq m / 578 sq ft



First Floor  
Approx 55 sq m / 592 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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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