



### 3 bed bungalow to buy in NE3

Warrington Road, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 2PU

# £280,000

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Semi Detached Bungalow
- ✓ Three Bedrooms
- ✓ Off Street Parking
- ✓ Viewing Recommended
- ✓ EPC Rating D

Driveway parking

## Key Information

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

## Description

Pattinson Estate Agents are delighted to welcome to the market this well-appointed three-bedroom semi-detached property, superbly located on the exclusive and highly sought-after Warrington Road in Fawdon.

Set on a generously sized and versatile plot, this attractive home offers excellent development potential, subject to the necessary planning approvals. Internally, the property boasts three spacious double bedrooms and bright, airy living accommodation throughout, providing an ideal canvas for a growing family or those looking to put their own stamp on a home.

Externally, the house enjoys a wide frontage with ample off-street parking, offering convenience and practicality rarely found in such a desirable location. The substantial garden space presents further opportunity for extension or landscaping, making this an exciting proposition for buyers with vision.

Situated on one of Fawdon's most prestigious streets, this is a rare opportunity to acquire a home that combines space, potential, and a fantastic address. Early viewing is strongly recommended to appreciate everything this property has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £280,000

Property Type: Bungalow

Parking: Driveway

Heating: Gas

## Entrance Hall

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### Lounge

4.25m x 3.83m (13'11" x 12'6")



### Dining Room

3.40m x 0.00m (11'1" x 0'0")



### Kichen



## Stairs to First Floor

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### Bedroom One

3.10m x 2.90m (10'2" x 9'6")



### Bedroom Two

3.50m x 2.60m (11'5" x 8'6")



## Bedroom Three

3.30m x 2.40m (10'9" x 7'10")



## Bathroom



## External

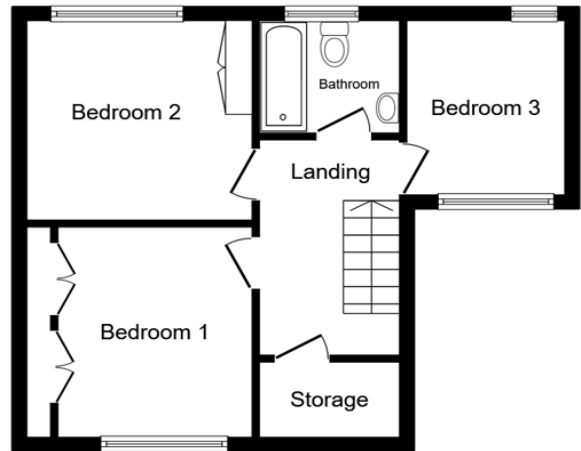


## External Side





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>			80
(55-68) <b>D</b>		67	
(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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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