



**3 bed terraced house to buy in**  
Napier Road, Swalwell, Newcastle upon  
Tyne, Tyne and Wear, NE16 3BT

**£115,000** Offers over

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Terrace house
- ✓ Three bedrooms
- ✓ Rear yard
- ✓ Situated in Swalwell
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

We are thrilled to present this superbly appointed 3-bedroom terraced house located in Swalwell, Newcastle upon Tyne. This residential property is a great option for both families and professionals.

The property boasts three well proportioned bedrooms with ample room for storage, ensuring a clutter-free living space. The shower room is modern and well-maintained, equipped with quality fittings.

Additionally, the property includes two generously spaced reception rooms, creating a flexible layout suitable for a wide range of activities, from winding down on a quiet evening to hosting friends.

The kitchen features a thoughtful design which is finished to a high standard with ample storage and workspace.

Externally, on street parking is conveniently available while the nearby locality offers a wealth of amenities, including scenic parks, well-regarded schools, great transport links, and a vibrant mix of shops, pubs, and restaurants.

This terraced house provides an ideal blend of comfortable living spaces, practical amenities, and perfect location in Swalwell, Newcastle upon Tyne. We welcome you to come and experience this fantastic opportunity that is not to be missed.

Whether you are a first-time buyer looking to step onto the property ladder or a seasoned homeowner looking for a refreshing change, this property is a must-view. Contact Pattinson Estate Agents today for further information or to arrange a viewing. Don't let this property pass you by.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £115,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front



## Entrance hallway

## Lounge

3.61m x 4.10m (11'10" x 13'5")



## Dining Room

3.74m x 3.70m (12'3" x 12'1")

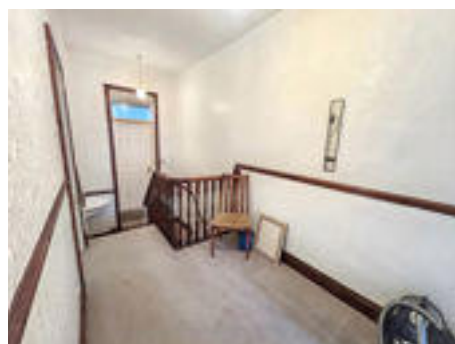


## Kitchen

1.69m x 3.30m (5'6" x 10'9")



## Landing



## Master bedroom

3.05m x 4.97m (10'0" x 16'3")



## Bedroom two

2.80m x 3.70m (9'2" x 12'1")



## Bedroom three

1.51m x 3.69m (4'11" x 12'1")



## Shower room

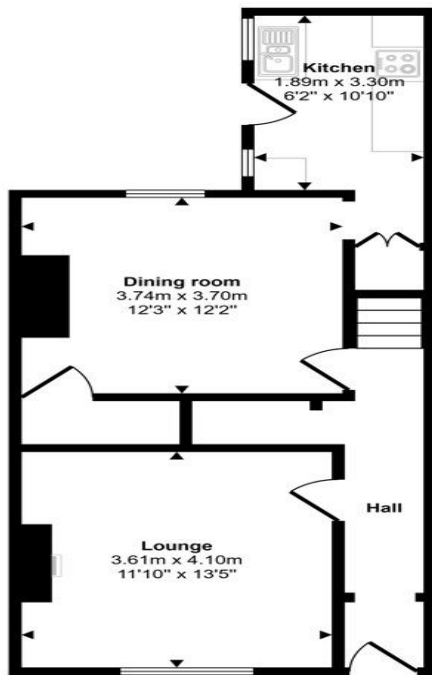
1.76m x 3.22m (5'9" x 10'6")



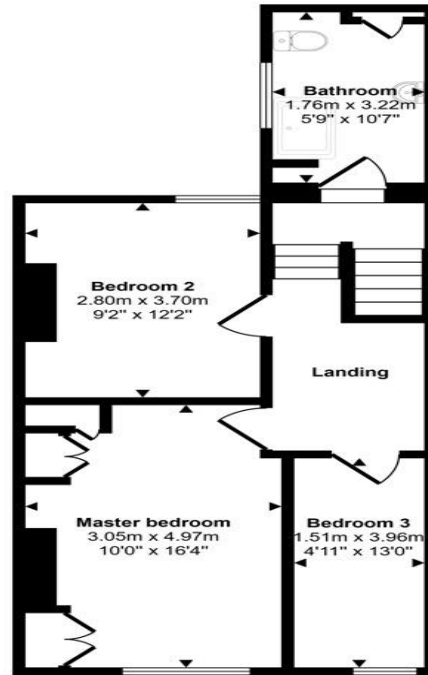
## Rear Yard



Approx Gross Internal Area  
97 sq m / 1043 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft



First Floor  
Approx 49 sq m / 527 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>			82
(69-80) <b>C</b>		69	
(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			
England, Scotland & Wales		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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