





- Semi Detached
- No Upper Chain
- Off Street Parking
- Excellent Transport Links
- Viewing Recommended
- Three Bedrooms
- Conservatory
- Close To Local Amenities
- Council Tax Band *C*
- Call For More Information





This three-bedroom semi-detached family home is positioned on the popular Larchwood Avenue, in Fawdon. Offered for sale with the benefit of no upper chain.

The property is conveniently located close a wealth of local amenities including well regarded schools, supermarkets and is within walking distance to the Metro station. Further public transport links give excellent access to the A1 motorway and Kingston Park retail park.

Internally the property briefly comprises to the ground floor: - entrance to the spacious lounge, bright and airy kitchen dining room with sliding doors to the rear garden and French doors to a sunny conservatory, which provides additional access to the rear. To the first floor there are three good-sized bedrooms and a shower room/w.c. The property further benefits from gas central heating and double glazing.

Externally there is a paved garden to the front for off street parking and there is a well-stocked lawned garden to the rear.

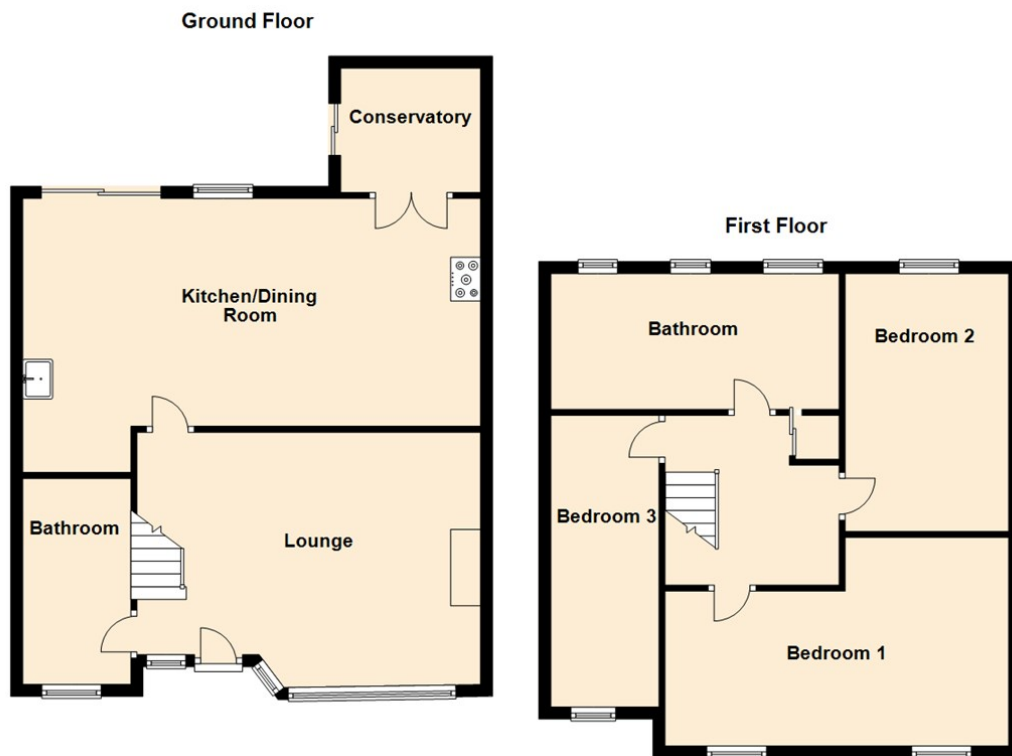
We anticipate a high level of interest in this property therefore early viewing comes highly recommended. For more information, please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.





Lounge 11'1" x 17'8" (3.40 x 5.40)

Kitchen 25'3" x 14'1" (7.70 x 4.30)

Conservatory 7'6" x 7'6" (2.30 x 2.30)

Bedroom One 17'9" x 8'6" (5.43 x 2.60)

Bedroom Two 10'5" x 8'10" (3.20 x 2.70)

Bedroom Three 16'0" x 6'2" (4.90 x 1.90)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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