



### 3 bed semi-detached house to buy in NE15

Armstrong Road, The Rise, Newcastle upon Tyne, Tyne and Wear, NE15 6JE

# £199,000

🏠 x3 🚗 x2 🚻 x1

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ Three Bedroom Town House
- ✓ Off Street Parking
- ✓ Sought After Location
- ✓ Well Presented
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme

## Description

Three Bedroom Town House – Armstrong Road, The Rise, Newcastle upon Tyne

We are delighted to welcome to the market this modern three-bedroom townhouse, situated on the highly sought-after Rise development in Newcastle upon Tyne. Available with no onward chain, the property offers well-presented accommodation arranged over three floors, together with off-street parking with fast charge electric car charger and a terraced garden to the rear.

The home opens with an entrance hall leading to a modern kitchen with integrated appliances including dishwasher, fridge, freezer, and a brand-new washing machine, which in turn provides access to a spacious lounge overlooking the rear garden. Stairs rise to the first floor where there are two well-proportioned bedrooms and a family bathroom. A further staircase leads to the top floor, which is dedicated to a generous master bedroom complete with its own family bathroom.

With versatile living space, contemporary design and the added benefit of private parking and outdoor space, this property is sure to appeal to first-time buyers, families and investors alike. Early viewing is strongly recommended to appreciate the accommodation on offer.

Council Tax Band: C

Tenure: Freehold

Price: £199,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Community Scheme

## Entrance

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### Kitchen Diner

4.50m x 3.30m (14'9" x 10'9")



### Lounge

4.40m x 3.38m (14'5" x 11'1")



### Stairs to First Floor



### Bedroom One

4.43m x 2.78m (14'6" x 9'1")



### Bedroom Two

2.16m x 2.97m (7'1" x 9'8")



## Bathroom

1.63m x 2.03m (5'4" x 6'7")



## Stairs to Bedroom Three

## Master Bedroom (Three)

4.46m x 4.98m (14'7" x 16'4")



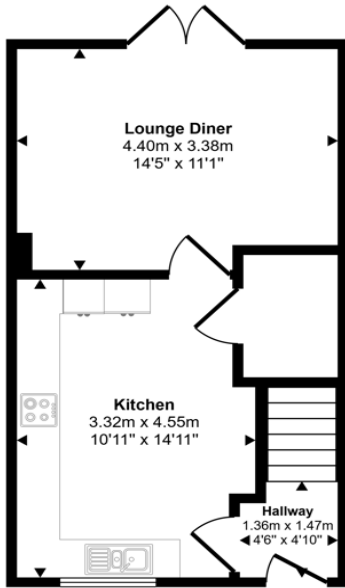
## Ensuite



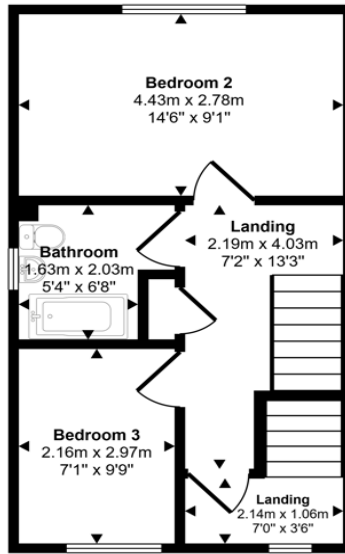
## External



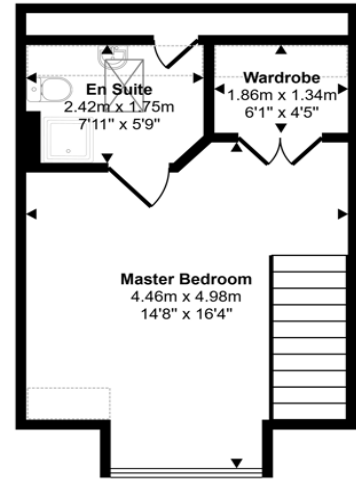
Approx Gross Internal Area  
101 sq m / 1087 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 36 sq m / 388 sq ft



Second Floor  
Approx 29 sq m / 314 sq ft

☐ Denotes head height below 1.5m

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>                                   |  |                            | 87        |
| (69-80) <b>C</b>                                   |  | 76                         |           |
| (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<br>2002/91/EC |           |

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

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