



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

Betts Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 6TQ

# £149,950

🏠 x2 🚗 x1 🚪 x2

Tenure

**Freehold**

Off Street parking

## Property features

✓ EPC Rating D

## Key Information

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

## Description

A beautifully presented two-bedroom semi-detached home in immaculate condition throughout, offering stylish and versatile living space. The property features a modern fitted kitchen, two well-proportioned reception rooms, and a bright, welcoming entrance hall. Upstairs, there are two bedrooms, including an impressive master bedroom with a charming bay window. To the side there is a flexible area, includes a separate WC. This space offers further potential but would require building regulations approval to be formally classed as living accommodation.

One of the standout features is the landscaped garden, providing an attractive and well-maintained outdoor space perfect for relaxing or entertaining, with a lovely outlook to enjoy year-round. The garden also benefits from a large, versatile shed, ideal for storage, a workshop, or hobby space.

Ideally located, the home benefits from excellent transport links and is within easy reach of a range of local schools, making it an appealing choice for a variety of buyers.

Council Tax Band: A

Tenure: Freehold

Price: £149,950

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas



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>		75
(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	

Betts Avenue, Newcastle upon Tyne, Tyne and Wear, NE15 6TQ

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

