



## 2 bed terraced house to buy in

Adair Avenue, Pendower, Newcastle upon Tyne, Tyne and Wear, NE15 6QB

**£129,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Terraced House - Two Bedrooms
- ✓ Superb Condition Throughout
- ✓ Landscaped Garden
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

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

## Description

Immaculately Presented Two Bedroom Terraced Home

Situated on the ever-popular Adair Avenue, this beautifully upgraded two-bedroom terraced home offers stylish, contemporary living throughout and is sure to appeal to first-time buyers, professionals and those seeking a property ready to move straight into. The accommodation has been finished to an exceptional standard, with modern décor and quality fixtures throughout. The welcoming entrance leads into a stunning lounge featuring attractive feature wall panelling, a bespoke fireplace and a bright, spacious atmosphere, creating an ideal setting for both relaxing and entertaining. To the rear of the property is a superb modern kitchen fitted with a range of sleek high-gloss wall and base units, complementary work surfaces and integrated cooking appliances. The kitchen also benefits from an extended utility and storage area, providing additional workspace, storage solutions and direct access to the rear garden. To the first floor are two well-proportioned bedrooms together with a stylish contemporary bathroom fitted with quality sanitary ware and modern finishes. Externally, the property boasts a beautifully landscaped rear garden designed with low maintenance in mind. Featuring extensive porcelain-style paving, artificial lawn and modern fencing, the outdoor space provides a private and impressive setting for outdoor dining, entertaining and family enjoyment.

Further benefits include gas central heating, double glazing and immaculate presentation throughout, allowing prospective purchasers to simply unpack and enjoy their new home.

Conveniently positioned for access to local amenities, schools, public transport links and Newcastle city centre, this outstanding home offers the perfect combination of comfort, style and practicality.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £129,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Hall



## Lounge

4.26m x 3.78m (13'11" x 12'4")



## Kitchen



## Additional Image



## Bedroom One

4.88m x 2.73m (16'0" x 8'11")



## Additional Image Bedroom



## Bedroom Two

*2.91m x 3.02m (9'6" x 9'10")*



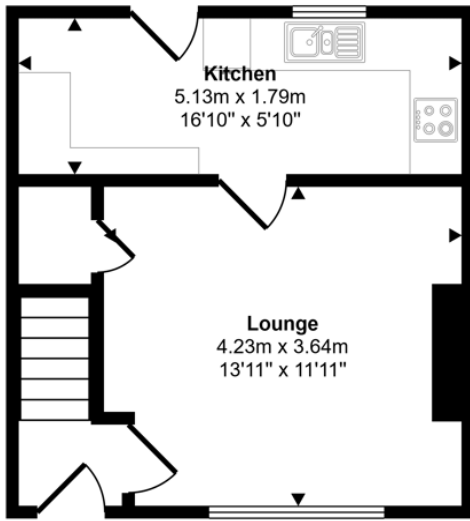
## Bathroom



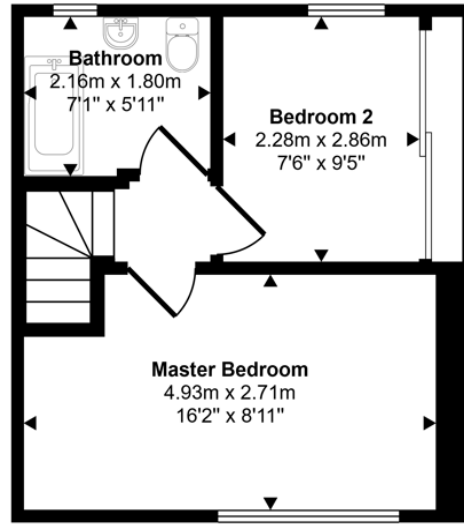
## Garden



Approx Gross Internal Area  
58 sq m / 623 sq ft



Ground Floor  
Approx 29 sq m / 310 sq ft



First Floor  
Approx 29 sq m / 313 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(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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