



6 Lanceby Row Hotch Pudding Place, Newcastle Upon Tyne, NE5 2FF

Offers Over £140,000



Key features

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W.C.
- FITTED KITCHEN
- REAR FACING LOUNGE
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- EASY ACCESS ONTO A1
- NO ONWARD CHAIN



Description

A mid-terraced house located on Hotch Pudding Place in the vibrant city of Newcastle Upon Tyne. Built in 2018, this modern property offers a delightful living space of 635 square feet, perfect for first-time buyers or those looking to downsize.

As you enter, you are greeted by a welcoming kitchen space that leads to a rear-facing lounge, providing a bright and airy atmosphere for relaxation and entertaining. The property features two generously sized double bedrooms, ensuring ample space for rest and comfort. Additionally, there is a convenient downstairs w.c., enhancing the practicality of the home.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling area. The absence of an onward chain allows for a smooth and efficient purchasing process, making it an ideal choice for those eager to move in without delay.

Situated in a lively neighbourhood, this home is well-connected to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to enjoy the vibrant culture of Newcastle or simply seeking a peaceful retreat, this property offers the perfect balance.

Do not miss the opportunity to make this lovely house your new home. With its modern features and convenient location, it is sure to attract interest. Arrange a viewing today to experience all that this delightful property has to offer.



ENTRANCE HALL

LOUNGE
13'1 x 12'8

KITCHEN
12 x 9'11

DOWNSTAIRS W.C.
5'5 x 2'9

FIRST FLOOR

BEDROOM ONE
13'2 x 10'1

BEDROOM TWO
13'1 x 8'9

BATHROOM
6'7 x 6'6








EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

