



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

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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