



To buy

### 3 bed semi-detached house to buy in NE5

Westacre Gardens, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 2EQ

**£169,000** Starting Bid

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

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

## Description

Investment Opportunity - Tenanted

A well-presented three-bedroom semi-detached property, tenanted at £1,095 PCM, located in the sought-after Westacre Gardens, Fenham. The property benefits from excellent access to local services, amenities, and transport links, providing easy routes into Newcastle City Centre.

The accommodation briefly comprises: entrance hallway, spacious lounge/dining room, conservatory, and kitchen. To the first floor are three bedrooms, a bathroom, and a separate WC.

Externally, the property offers gardens to the front and rear, along with a block-paved driveway, providing off-street parking.

An ideal buy-to-let investment, offered for sale with a tenant in situ.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £169,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Main Image



## Lounge



## Conservatory



## Kitchen



## Bedroom One

## Bedroom Two

## Bedroom Three

## Shower Room



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## External





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>		59	
(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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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**  
<https://www.alignsurveyors.co.uk/>

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