



LETCH WAY, LEMINGTON, NEWCASTLE UPON TYNE NE15 8BR

£99,950



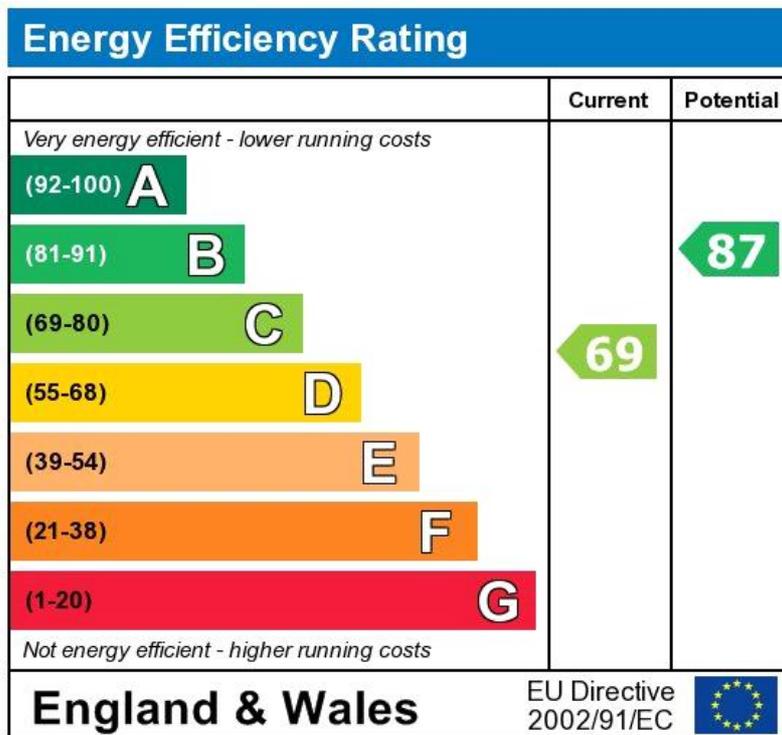
**3 BED TERRACED HOUSE WITH STUNNING VIEWS OF
THE TYNE VALLEY**

PROPERTY REFERENCE CODE: RS0062

LETCH WAY, LEMINGTON, NEWCASTLE UPON TYNE NE15 8BR

Wilson Defraime are delighted to bring to the sales market for the first time, this stunning 3 bed terraced house with stunning views of the Tyne Valley in a prominent location of Lemington.

- CENTRAL HEATING
- DOUBLE GLAZING
- GROUND FLOOR WC
- REAR YARD



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Property is accessed to the front via a walkway, private with stunning views over the countryside, not overlooked from the front of the property with wrought iron fence and double gates on to a decorative paved patio with centre circle detail, leading to UPVC double glazed door with bevelled glass centre detail matching side panels, windows to 2 sides front and side, elevation one with opaque glass crystal details, ceramic tiled floors, warmed via radiator and door leading too lounge, recessed spotlights, electricity point, fully glazed door to lounge.

Lounge (5.31m x 4.47m)

Bamboo style oak flooring, Neutral decor to walls, 2 x radiator, 2 x light fitting, bow window with bevelled and crystals to top section, fireplace electrically operated, point for television, staircase leading to first floor and door leading to hallways with doors leading to other ground floor accommodation, large storage cupboard with thermostatic control for heating system, secondary large storage cupboard with light, door to kitchen and door to WC,

Hallway

Bamboo style oak flooring running through from lounge to rear of the property with neutral decor to walls, pendant light fitting to ceiling, radiator, double glazed door with bevelled crystal glass leading to private enclosed rear yard, door to kitchen with additional storage.

Kitchen (3.92m x 3.43m)

3 Spotlight track to ceiling, range of traditional oak style wall and base units with decorative display cabinet, recessed spotlights to upper plinth, large double glazed upvc window overlooking rear elevation, electric inset oven with 4 ring gas hob and extractor built into units, double radiator, space for dishwasher, washing machine and tumble dryer, space for table and chairs, fully tiled ceramic floors, neutral decor to walls with partial tiling too worktop areas, ceramic white stainless steel sink with 1.5 mixer and drainer with chrome

mixer tap.

Ground Floor WC (2.16m x 0.80m)

Laminate to floors, hygienic cladding to walls in a marble effect and white hygienic cladding to ceiling, enclosed light fitting, double radiator with thermostatic valve, low level WC, opaque window overlooking rear elevation.

Staircase leading to first floor.

Carpet to floors, traditional pine style hand rail with spindles, leading to first floor landing.

Landing (3.37m x 1.98m)

Carpet to floors, neutral decor to walls, pendant light fitting to ceiling, large walk-in storage cupboard with combination Baxi boiler, access to loft with pull down ladder, boarded and light fitting, doors leading to all first floor accommodation.

Master bedroom located to the rear of the property (4.04m x 3.23m)

Laminate to floors, neutral decor to walls, double radiator with thermostatic valve, large double glazed window overlooking rear elevation and green, decorative chrome light fitting to ceiling, pine door.

Bedroom 2 located to the front of the property (3.80m x 3.25m)

Carpet to floors, modern & neutral decor to walls, 4 light track to ceiling, double glazed window almost floor to ceiling overlooking front elevation, lovely views across the river, pine door.

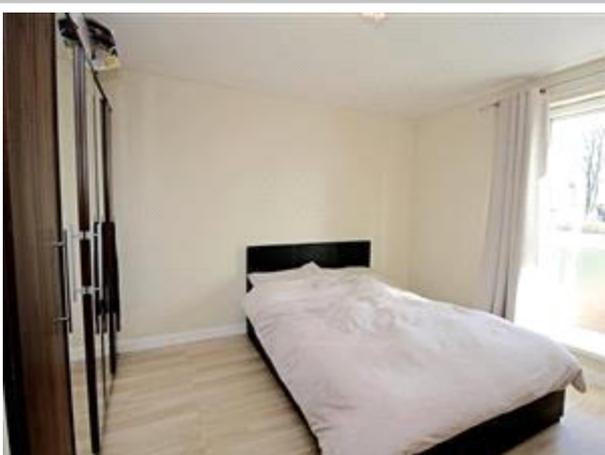
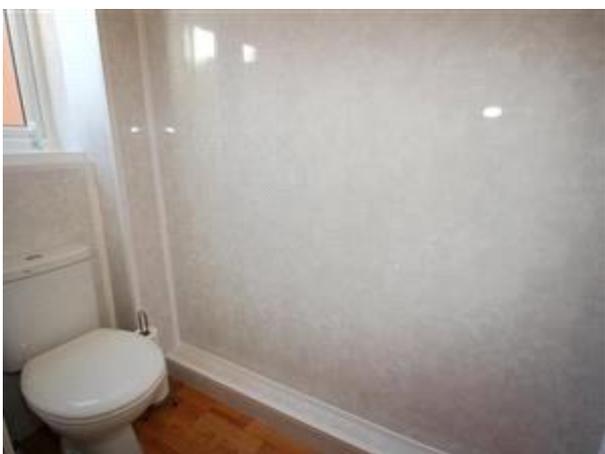
Bedroom 3 located to the front of the property (2.19m x 2.61m)

Laminate to floors, Modern decor to walls, radiator with thermostatic valve, double glazed window overlooking front elevation, pendant light fitting to ceiling & pine door.

Family bathroom located to the rear of the property (2.16m x 1.98m)

Fully tiled walls in a marble effect with a decorative small boarder, fully ceramic tiled floors, p-shaped bath with chrome mixer tap with telephone style shower head, sink with pedestal with single chrome pillar taps, low level WC, double glazed window with opaque glass over looking rear elevation, recessed chrome spotlights in clad hygienic ceiling, mechanical ventilation, warmed via mains heated towel rail.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.