



### 3 bed detached house to buy in

Thistledon Avenue, Wickham, Newcastle upon Tyne, Tyne and Wear, NE16 5YS

# £325,000

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Large lounge / dining room
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

For sale in the picturesque community of Whickham, Newcastle upon Tyne, is a splendid, detached home which is sure to catch the attention of those seeking exceptional living quality. This property boasts three spacious bedrooms and an abundance of living areas, catering perfectly to a wide spectrum of home buyers.

The home features a welcoming reception room which effortlessly blends function and relaxation. Followed by a large, combined lounge and dining room which promotes easy-flow living. This space is encased in a wealth of natural light, only enhancing the sense of comfort and warmth within this home.

Featuring a single, well-appointed bathroom which services the three bedrooms, this home easily accommodates both family living and guest entertaining. The bedrooms are light-filled and generous, designed with comfort in mind.

Situated in the heart of Whickham, this home provides an opportunity to be part of a thriving local community with a strong sense of local heritage. The property's location also allows easy access to the many amenities on offer in Newcastle upon Tyne.

In terms of style, functionality and location, this detached home stands out as a prime choice for any home buyer's consideration. To truly appreciate what this property can offer, viewing is highly recommended. An exploration of both the home and its surrounding neighbourhood is certain to impress.

PLEASE NOTE - THERE IS CURRENTLY A TENANT IN SITU AND WILL BE LEAVING ON COMPLETION

Council Tax Band: D

Tenure: Freehold

Price: £325,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Front Exterior

Lovely front garden with a two car length driveway to the garage.



## Living Room / Dining Room

6.90m x 5.70m (22'7" x 18'8")

Spacious lounge with dining area, great for entertaining.



## Additional photo



## Dining Area



## Kitchen

3.00m x 2.90m (9'10" x 9'6")

Modern kitchen with plenty of wall and base units for storage.



## W.C



## Bedroom 1

3.50m x 2.90m (11'5" x 9'6")

Spacious double bedroom.



## Bedroom 2

3.30m x 2.60m (10'9" x 8'6")

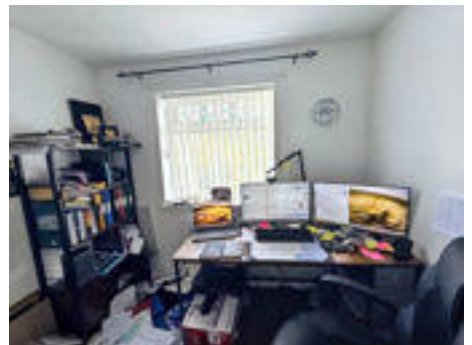
Second double bedroom.



## Bedroom 3

2.60m x 2.30m (8'6" x 7'6")

Single bedroom / study.



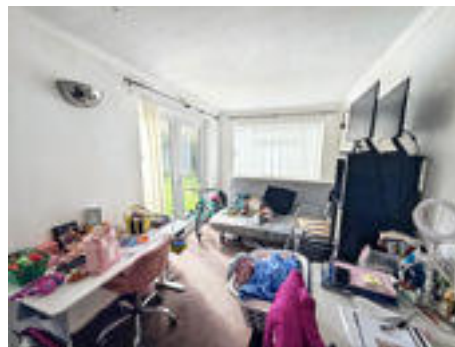
## Bathroom



## Sun Room

5.00m x 2.40m (16'4" x 7'10")

Large ground-floor playroom/family room with patio doors directly connecting to the kitchen and garden — ideal for families with children, indoor-outdoor living, or entertaining. Also perfectly suited as a home office, study, or remote working space.

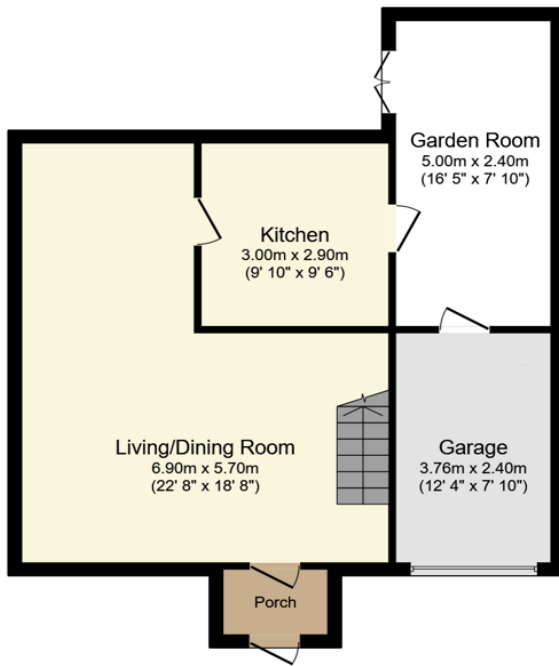


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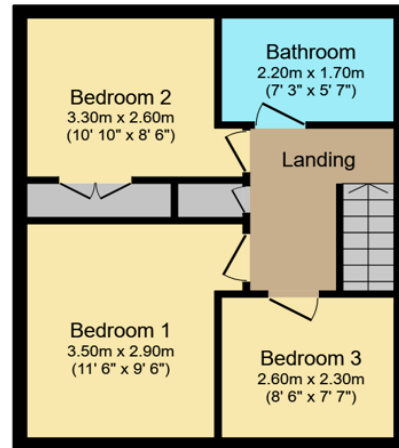
## Rear Garden

Enclosed rear garden with patio area for dining and a good-sized lawn.





**Ground Floor**  
 Floor area 50.2 sq.m. (540 sq.ft.)



**First Floor**  
 Floor area 38.9 sq.m. (418 sq.ft.)

**Total floor area: 89.1 sq.m. (959 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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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