



# 71 Fawdon Park Road

Fawdon



SANDERSON  
YOUNG



## 71 Fawdon Park Road Fawdon, NE3 2PQ

**PRICED TO REFLECT FULL MODERNISATION THROUGHOUT!** Two Bedroom, Semi-Detached Bungalow with Lounge, Conservatory, Kitchen, Two Bedrooms, Bathroom, Extensive Garden Plot, Open Aspect Views, Driveway with Detached Garage & Offered with No Onward Chain!

This two bedroom, semi-detached bungalow is perfectly positioned on Fawdon Park Road, Fawdon. Fawdon Park Road is located just off from Fawdon Lane and Hauxley Drive offering easy access to local shops and amenities and transport links including Fawdon Metro Station offering excellent access into Newcastle City Centre. The property is also placed close to the A1 and local schooling.

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### Price Guide:

Offers Over £150,000

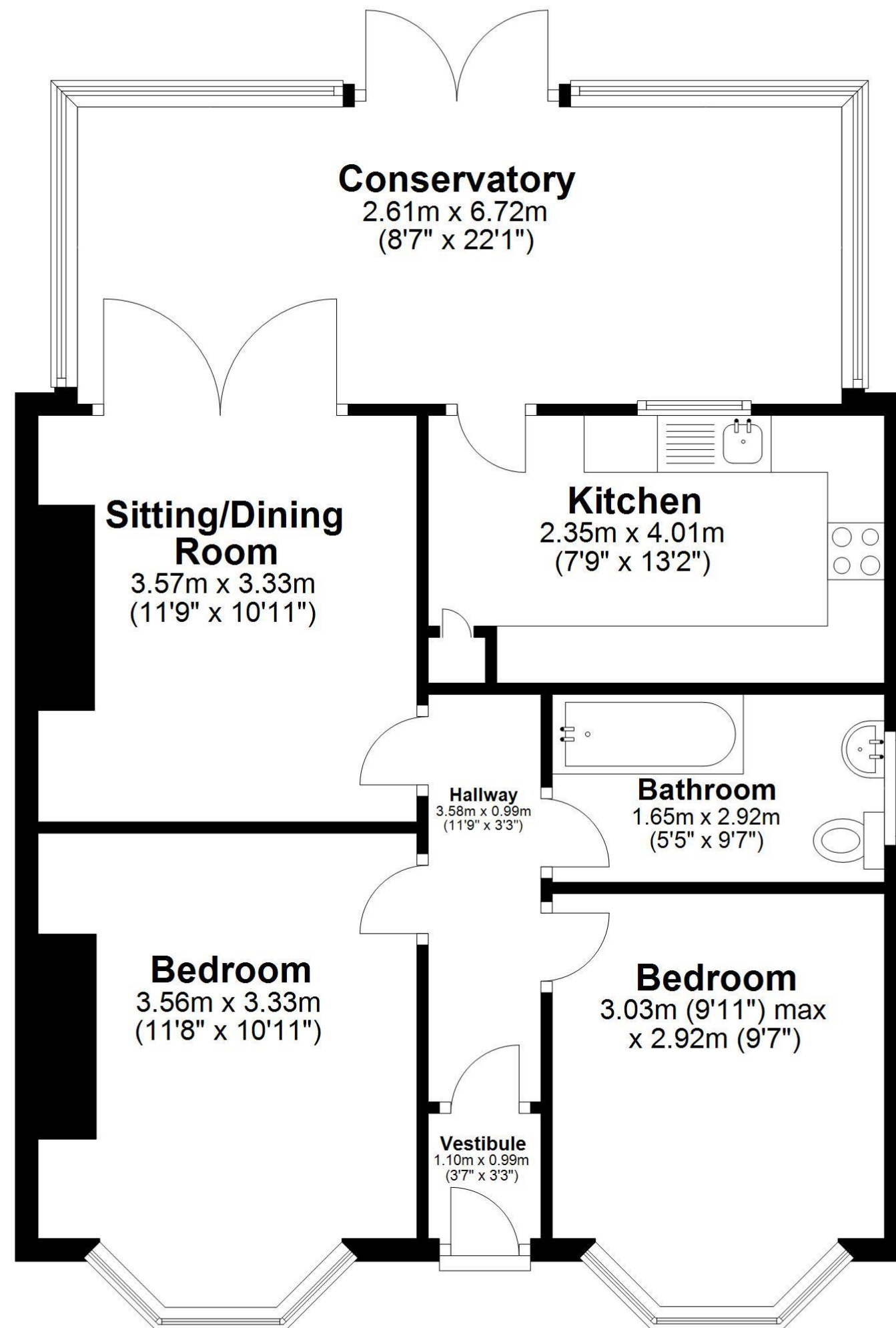
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## Ground Floor

Approx. 72.6 sq. metres (781.4 sq. feet)



Total area: approx. 72.6 sq. metres (781.4 sq. feet)  
71 Fawdon Park Road, **NEWCASTLE UPON TYNE**

The internal accommodation comprises: Entrance hall | Lounge with fireplace | Conservatory with doors to the rear gardens and to the kitchen | Kitchen | Two Bedrooms | Bathroom. Externally, the property sits on a generous garden site with a front garden offering mature planted borders with raised beds, fenced boundaries and a driveway which leads to a detached garage/store. The rear gardens are mainly paved but are generous in size and are south-west facing.

The property is in need of full modernisation throughout and is priced to reflect this. Internal viewings are advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band B | Energy Performance Certificate: Rating D



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