



FOLLOW  **LLS**

134 Thistleberry Avenue, Newcastle - ST5 2LN

Guide Price £110,000

- Spacious Three Bedroom Mid Townhouse
- In Need of General Refurbishment
- Desirable and Convenient Town Position
- Potential Off Road Parking To Rear
- Good Depth Garden Plot
- No Upward Sales Chain

A spacious three bedroom mid townhouse situated within a desired and convenient town position. Pleasantly positioned on the border of the Westlands district overlooking Sneyd Avenue. The property is in need of general refurbishment and is offered for sale with no further upward chain . It offers good room size proportions and stands on a generous plot with good depth gardens to both front and rear.

Accommodation:

Entrance hall with staircase and glazed door opening to a spacious lounge with large window overlooking the front garden. A further glazed door opens to a breakfast kitchen overlooking the rear garden and is fitted with a range of basic units and a larder cupboard. There are freestanding appliances comprising gas oven and washing machine that will be included in the sale. A further glazed door opens to a large side porch with rear access, under stair storage and space for further white good appliances. Another cupboard houses the central heating boiler.





The property stands on a good size plot with front garden having low rise wall to front boundary and pathway to front door. To the rear is a fence enclosed rear garden with paved patio, shrub borders and timber store shed. A pedestrian gate gives access to the rear.

There is currently no off-road parking to this property however front on street parking and further vehicle parking directly behind the property from a service road is easily accessible.

Furthermore, certain neighbouring properties have reduced the size of their rear garden in order to incorporate off-road parking spaces directly to the rear of their properties.

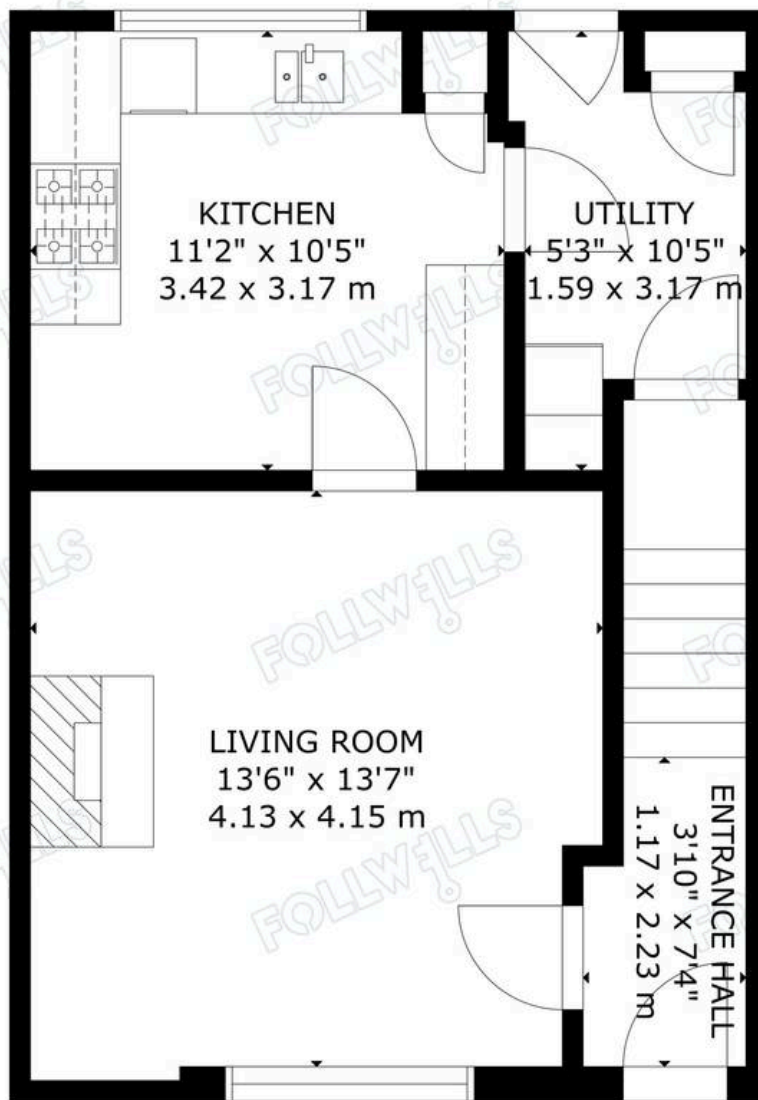
The results of a floor test have returned a class 3 reading. As a result of this it is our understanding that the property will not be suitable to high street lenders. A copy of the report is available upon request.

Subject to a grant of probate.

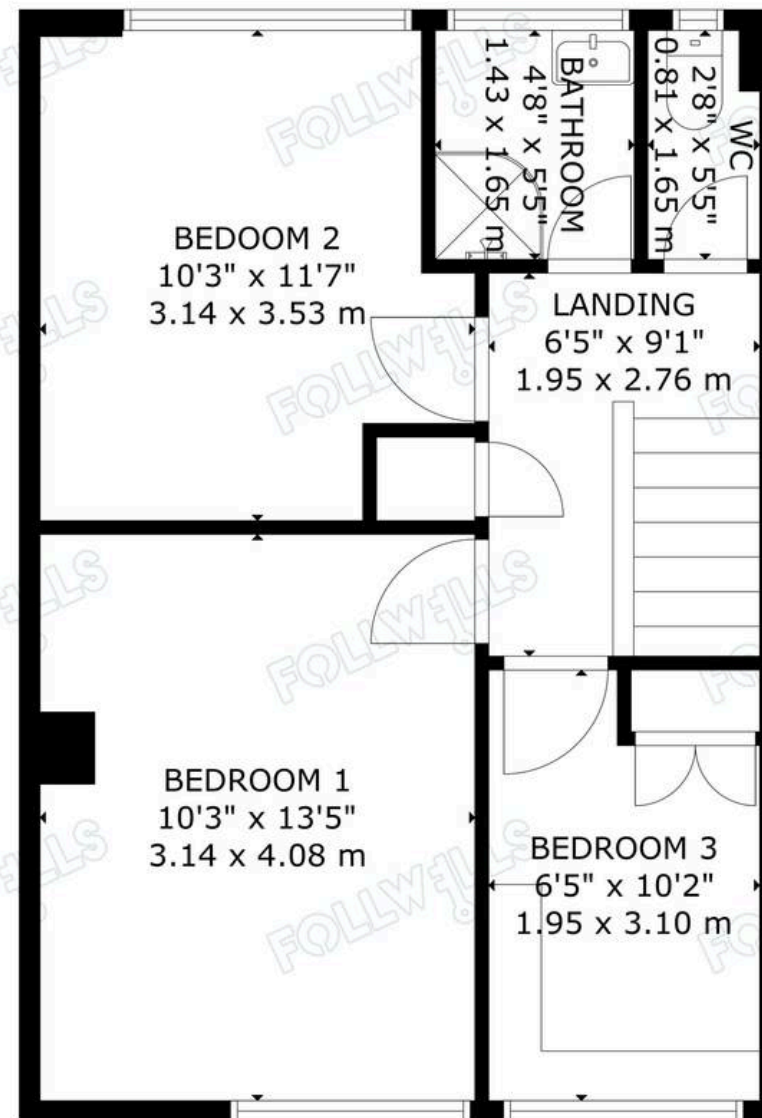
Council Tax band: B

Tenure: Freehold





GROUND FLOOR



FIRST FLOOR

