



**G**oodfellows  
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89  
Aldeburgh Avenue  
Newcastle Upon  
Tyne  
NE15 8TA

89 Aldeburgh Avenue  
Lemington Rise  
Newcastle Upon Tyne  
NE15 8TA



2



1



2

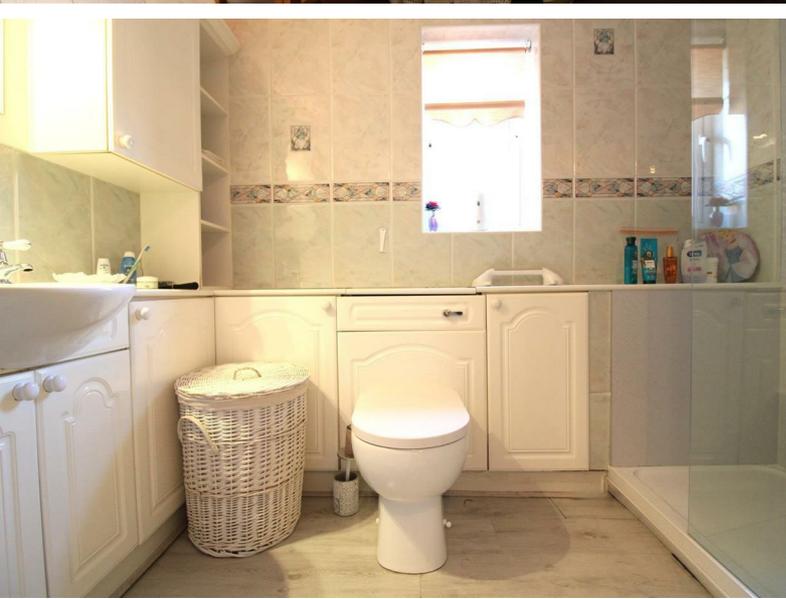


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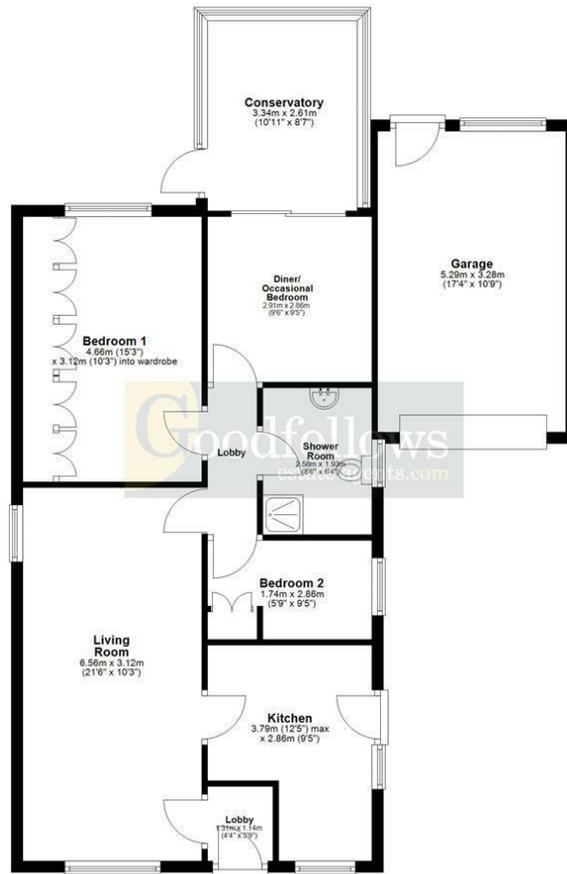


Guide Price  
£240,000

2 bedroom detached bungalow situated within a cul-de-sac on the popular location of Lemington Rise. No upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, Lounge with a Bow windows to the front, feature fireplace and laminate flooring. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor hood over, integrated fridge, plumbed for a washing machine, laminate flooring, door to the side access. Shower room which has a walk-in double shower with paneled splash backs, vanity unit with a wash hand basin, low level w/c, laminate flooring, tiled walls and a heated towel rail. Dining Room with laminate flooring and patio doors onto the Conservatory which has tiled flooring and doors onto



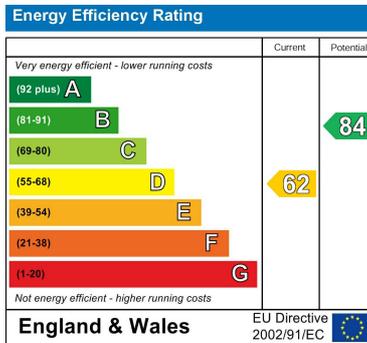
**Ground Floor**



Total area: approx. 95.7 sq. metres (1029.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



**EPC Rating: D**  
**Council Tax Band: D**

DIRECTIONS

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