



## 3 bed semi-detached house to buy in NE5

Westacre Gardens, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 2EQ

# £165,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Semi Detached House - Three Bedrooms
- ✓ Tenanted Investment
- ✓ Popular Location
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Located on the popular Westacres Gardens in Fenham, this three-bedroom semi-detached house presents an ideal investment opportunity, currently achieving £1,000 per calendar month with a reliable tenant in situ.

The property benefits from attractive gardens to the front and rear, offering pleasant outdoor space and enhancing the overall appeal of the home. Upon entering, you are welcomed into the entrance hall, which leads through to a bright and comfortable lounge. The kitchen provides a practical and functional space and opens into a conservatory that overlooks the rear garden, creating an ideal additional living or dining area.

To the first floor, the staircase leads to three well-proportioned bedrooms and a modern shower room, making the layout suitable for families, couples or sharers. The location offers excellent access to local amenities, including shops, schools and public transport, with convenient links to Newcastle City Centre.

A ready-made investment with strong rental returns, this property represents a fantastic opportunity for landlords seeking a solid addition to their portfolio. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold


Price: £165,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 82  |
| (69-80) <b>C</b>                                   | 69      |   |
| (55-68) <b>D</b>                                   |         |   |
| (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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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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