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## **13 Larchwood Avenue, Newcastle Upon Tyne, NE13 6PY**

**Offers over £149,995**

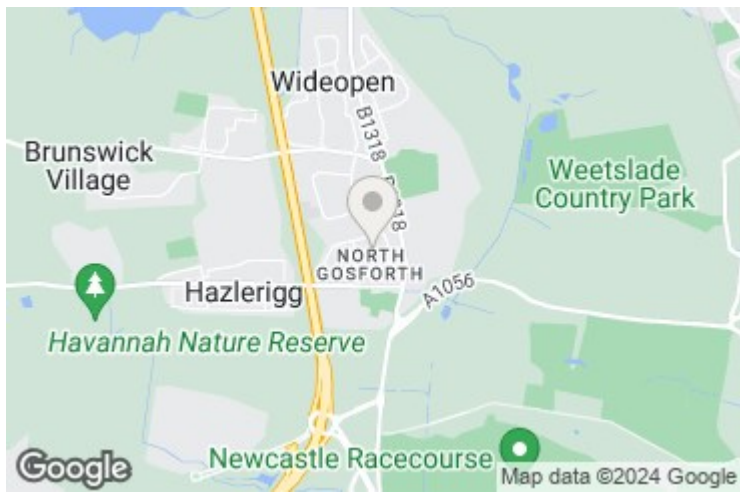
Welcome to Larchwood Avenue, a charming semi-detached bungalow nestled in the heart of North Gosforth, Newcastle Upon Tyne. This property offers great potential for those looking to create their dream home.

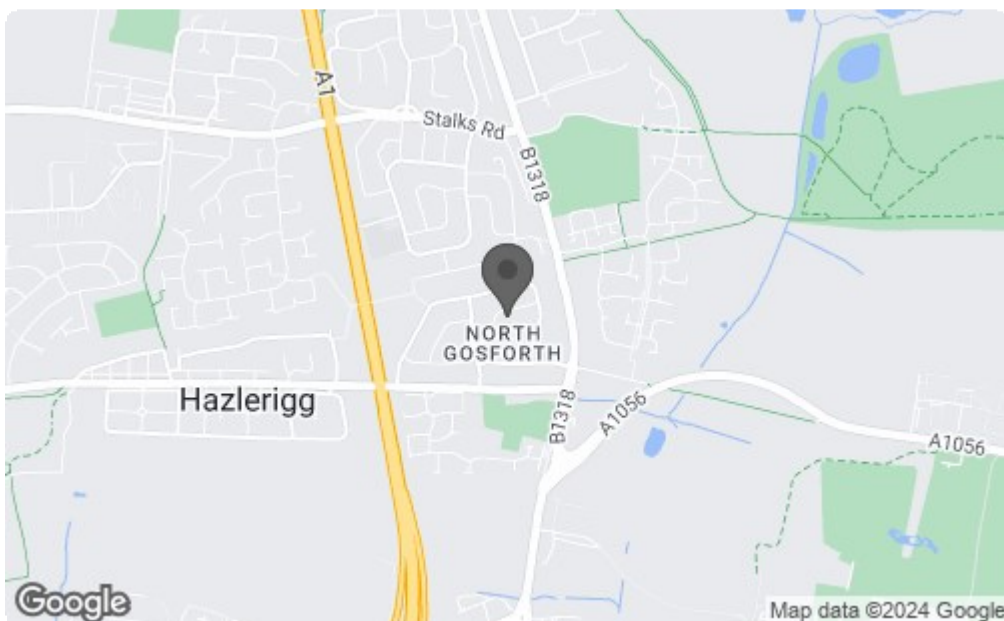
Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The bungalow features two bedrooms, providing ample space for a small family, guests, or even a home office.

Although the property is in need of refurbishment, this presents an exciting opportunity for you to unleash your creativity and design a space that truly reflects your style and personality. Imagine the possibilities of transforming this bungalow into a modern and stylish retreat.

Situated in the desirable area of North Gosforth, you'll enjoy the convenience of local amenities, schools, and parks nearby. With easy access to Newcastle city centre, you can explore the vibrant culture, shopping, and dining options that the city has to offer.

Don't miss out on the chance to turn this diamond in the rough into your perfect home. Embrace the potential of this bungalow on Larchwood Avenue and make your property dreams a reality.





**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

