



## 2 bed upper flat to buy in NE15

Farnham Close, Lemington, Newcastle upon Tyne, Tyne and Wear, NE15 8RG

**£70,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Garage En Bloc parking

## Property features

- ✓ Two bedroom upper flat
- ✓ Garage
- ✓ Modern bathroom and kitchen
- ✓ No upper chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

TO BE SOLD VIA ONLINE AUCTION (30/04/2026 12:00) FEES APPLY,

For sale is this charming two-bedroom upper flat, located in the desirable neighbourhood of Lemington, Newcastle upon Tyne. Suited to first-time buyers, downsizers and investors alike, this residential property presents a fantastic opportunity not to be missed.

The property benefits from having a well-sized detached garage, providing ample space for parking or additional storage. Upon entering the home, you're welcomed into the reception area which is perfect for relaxing and serves as a functional entertaining space.

The flat houses two generously-sized bedrooms, providing space for a growing family or guests. These rooms have been thoughtfully designed to provide maximum comfort and usability.

The centrepiece of the home is undoubtedly the modern bathroom, featuring contemporary fixtures and fittings that create a versatile and sophisticated haven for relaxation. The flat also boasts a well-appointed kitchen, complete with modern appliances and stylish design.

The property is situated in a vibrant community, with local amenities, schools and public transport links only a short distance away. Whether you are a professional seeking swift access to the city centre or a family looking for a comfortable family home, this property ticks all the right boxes.

Don't miss out on this rare opportunity to invest in a high-quality two-bedroom upper flat in an enviable location in the heart of Lemington, Newcastle upon Tyne. Contact Pattinson Estate Agents now to schedule a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 120

Price: Starting Bid £70,000

Property Type: Upper Flat

Parking: Garage En Bloc

Heating: Electric

## Front Exterior



## Kitchen

*2.50m x 2.30m (8'2" x 7'6")*

A modern fitted kitchen, the space includes a stainless steel sink with drainer, ample worktop space, and provisions for appliances. A large window provides good natural light, while durable flooring and neutral décor complete this practical and well-presented kitchen.



## Living Room

*4.50m x 3.40m (14'9" x 11'1")*

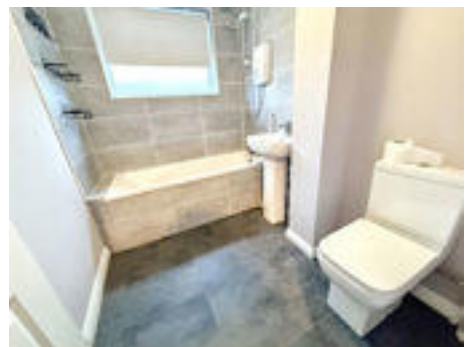
A bright and spacious living room featuring neutral décor, the room benefits from a large front-facing window that allows for ample natural light, complemented by vertical blinds. Finished with a central ceiling light fixture and multiple power points, the space offers a clean, modern feel and versatile layout for a range of furnishings.



## Bathroom

*2.40m x 1.70m (7'10" x 5'6")*

A well-presented bathroom fitted with a white three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and WC. The room features contemporary tiled walls and flooring, along with a frosted window that provides natural light while maintaining privacy. Neutral décor completes this clean and functional space.



## Bedroom 1

*3.60m x 3.30m (11'9" x 10'9")*

A generously sized master bedroom offering a bright and comfortable space, finished in neutral tones with fitted carpet. The room provides ample space for a double bed and additional furnishings, with a large window allowing for plenty of natural light. Ideal as a relaxing and versatile main bedroom.



## Bedroom 2

3.30m x 2.70m (10'9" x 8'10")

A well-proportioned second bedroom finished in neutral décor with fitted carpet, offering a bright and versatile space suitable for a bedroom, guest room, or home office. The room benefits from a walk-in storage cupboard, providing excellent built-in wardrobe space and practical storage solutions.

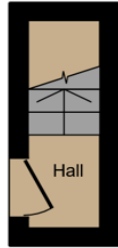


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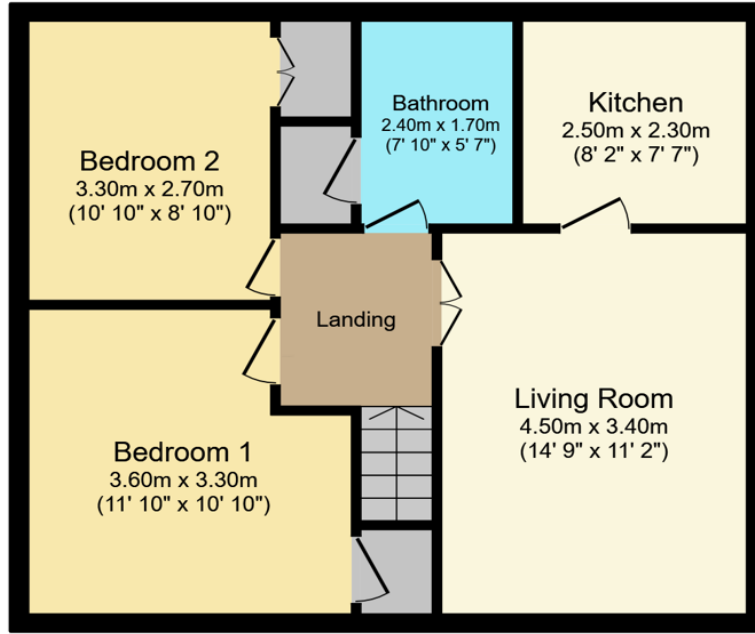
## Garage

Garage En Bloc





**Ground Floor**  
Floor area 2.0 sq.m. (21 sq.ft.)



**First Floor**  
Floor area 56.0 sq.m. (603 sq.ft.)

**Total floor area: 58.0 sq.m. (624 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(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:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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