

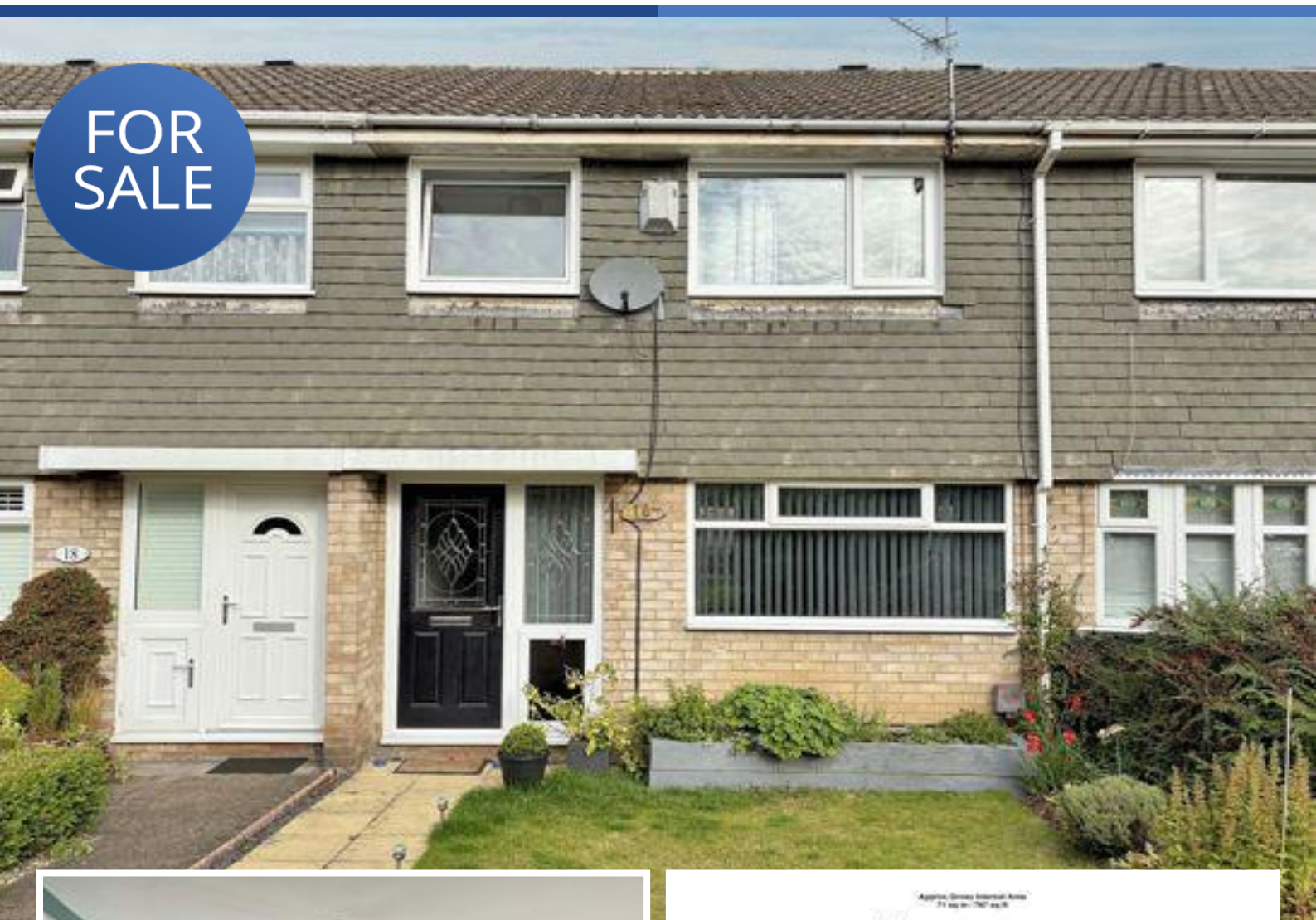
3 bed terraced house to buy in NE3

Fetcham Court, Kingston Park, Newcastle
Tyne and Wear, NE3 2UL

£185,000 Offers In The Region Of

- ✓ EPC C
- ✓ Council Tax Band B
- ✓ Separate Garage
- ✓ Central Location
- ✓ Great Transport Links

**FOR
SALE**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and are not intended to be used for any other purpose. Please note that the floor plan is not a legal document and is not intended to be used for any other purpose. Please note that the floor plan is not a legal document and is not intended to be used for any other purpose.

Summary

- Property Type: Terraced House - Bedrooms: 3 - Parking: On Street, Garage En Bloc - Central Heating: Gas
- Price: Offers In The Region Of £185,000
- Tenure: Freehold

Description

Presenting this delightful 3-bedroom mid-terraced house, centrally positioned in the highly sought-after location of Kingston Park, Newcastle upon Tyne. This charming property is available for Residential Sale and is sure to capture the attention of aspiring homeowners looking to settle in a vibrant locale.

The heart of the home, the reception room, boasts ample space for relaxation and entertainment. Moving further into the house, you'll find a generously proportioned kitchen, furnished with plenty of storage and modern appliances.

Beyond the reception room, the home holds three well-sized bedrooms. Each one embraces a cosy and inviting atmosphere, perfect for both rest and repose. Outside the living quarters, the bathroom is tastefully equipped with modern fixtures, creating a serene space to handle the demands of daily routine.

Adding further appeal to the home, it possesses an EPC rating of C, placing it robustly in the bracket of reasonably efficient energy use. It also falls within Council Tax Band B, making it a cost-effective option for many buyers.

One of the standout features of this property is the separate garage, providing ample space for parking and extra storage and the large rear garden, ideal for unwinding on an evening.

This distinctive terraced house embodies a wonderful blend of homely comfort and contemporary living which will no doubt appeal to a variety of buyers. Its positioning within Kingston Park, a lively, well-connected neighbourhood of Newcastle upon Tyne, only adds to its allure, with easy access to local amenities, metro station, schools, parks and transport links.

Don't miss out on this fantastic opportunity. Call Pattinson Estate Agents Gosforth today to arrange a view or further discuss this appealing property!

Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Year built: 1970

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External



Kitchen



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



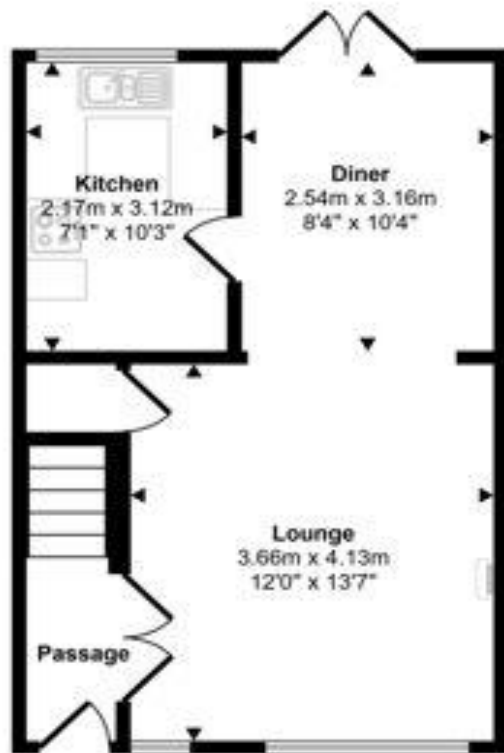
Bathroom



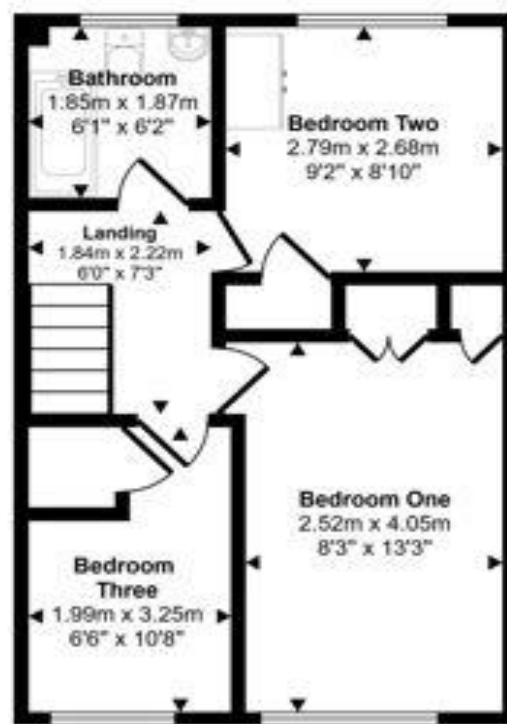
Garage



Approx Gross Internal Area
71 sq m / 767 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft



First Floor
Approx 36 sq m / 385 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Fetcham Court, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2UL

Contact your local branch today for more information on this property:

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, www.pattinson.co.uk

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