



### 3 bed terraced house to buy in

Hastings Drive, Earsdon View, Newcastle upon Tyne, Tyne and Wear, NE27 0FL

# £230,000

 x3  x1  x1

Tenure

**Leasehold**

Garage parking

### Property features

- ✓ Three Bedroom Link House
- ✓ Sought After Area
- ✓ Well Presented Throughout
- ✓ Excellent Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinsons are delighted to welcome to the sales market this well presented three bedroom house situated in this quiet residential area in Earsdon View within walking distance to excellent transport links and local amenities. The property has great access to the coast, A19, Newcastle city centre, Colbalt Business Park and the Silverlink Retail Park. The picturesque Village of Earsdon is also within walking distance.

Comprising entrance hallway, with downstairs wc, fully fitted kitchen to the front of the property with a range of wall and floor units, integrated appliances, dining area, bright sunny lounge to the rear of the property with doors to the rear garden, first floor landing with storage cupboard, bedroom 1 double to the rear of the overlooking the rear garden, bedroom 2 double to the front of the property, bedroom 3 single to the rear of the property, bathroom with white suite, shower. Externally there is a pebbled front garden, sunny rear garden with patio and decked area, gate access to the garage with driveway. NOT TO BE MISSED!!! Contact Pattinson to arrange your viewing 0191 2531301 or whitley.bay@pattinson.co.uk

Council Tax Band: C

Tenure: Leasehold

Annual Service Charge Amount: £194.00

Price: £230,000

Property Type: Terraced House

Parking: Garage

Heating: Gas

## Hallway

4.22m x 1.12m (13'10" x 3'8")

Tiled floor, radiator



## Lounge

Bright sunny lounge with doors to the rear garden, shelving, radiator.



## Kitchen

4.10m x 2.40m (13'5" x 7'10")

Fully fitted with a range of wall and floor units, integrated oven, hob, extractor fan, plumbing for washing machine, double glazed window, tiled floor, fridge freezer, open to the dining area.



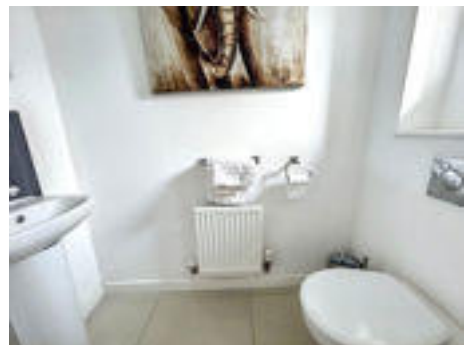
## Dining Area

Open plan from the kitchen.



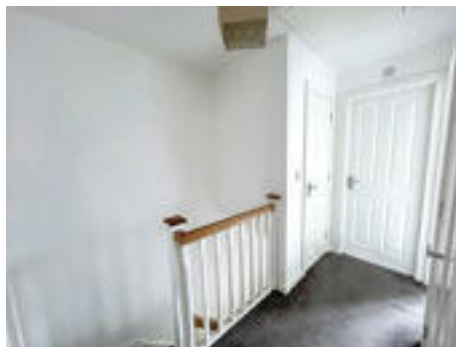
## Downstairs wc

White suite, wash hand basin, double glazed window, wc.



## Landing

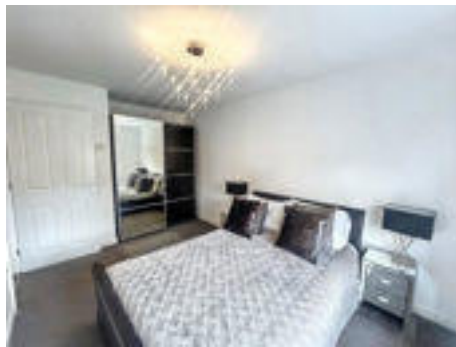
Spacious landing with storage cupboard.



## Bedroom 1

4.20m x 2.50m (13'9" x 8'2")

Double bedroom to the rear of the property with double glazed window, radiator.



## Bedroom 2

3.10m x 2.60m (10'2" x 8'6")

Double bedroom to the front of the property with double glazed window, radiator.



## Bedroom 3

2.50m x 1.90m (8'2" x 6'2")

Single to the rear of the property with double glazed window, radiator.



## Bathroom

1.90m x 1.80m (6'2" x 5'10")

White suite, wash hand basin, shower, double glazed window, part tiled walls, wc.



## Garden

Sunny garden with patio area, decking, gate access at the rear to the garage.

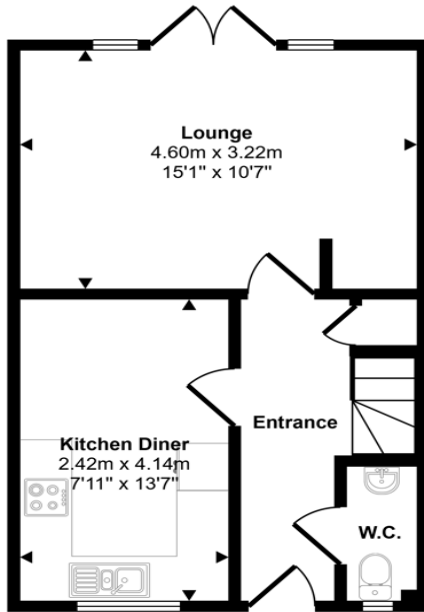


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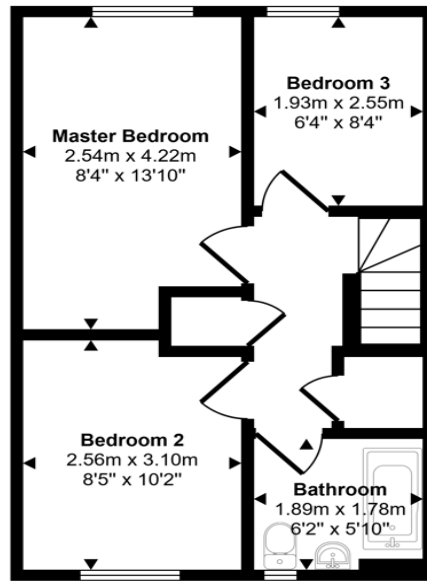
## Rear



Approx Gross Internal Area  
69 sq m / 743 sq ft



**Ground Floor**  
Approx 35 sq m / 372 sq ft



**First Floor**  
Approx 34 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	79	
(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	

Hastings Drive, Earsdon View, Newcastle upon Tyne, Tyne and Wear, NE27 0FL

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

**189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301,  
whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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