



3 bed semi-detached house to buy in NE3

Dene Avenue, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1QT

£310,000 Offers Over

 x3  x1  x1

Tenure
Freehold

On Street parking

Property features

- ✓ EPC C
- ✓ Council Tax Band C
- ✓ Central Popular Location
- ✓ Period Features Throughout
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Maurice Porteous
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Gosforth are proud to present to the market, offered with no onward chain, this remarkable 3-bedroom semi-detached house, nestled in the heart of South Gosforth, Newcastle upon Tyne. Near to the historic Jesmond Dene. This residential property beautifully blends a welcoming, layout, whilst still filled with period features and charm. With a central location, ideal for a wide variety of prospective homeowners.

This property occupies a rare-to-market corner plot, being blessed with gardens to three sides, awash with mature plants and shrubs, ideal for entertaining and enjoying the tranquillity of the outdoor spaces.

Entering this delightful property, you'll find the welcoming entrance vestibule, with decorative panelled walls, original staircase higher ceilings. The reception room, perfectly sized for both relaxation and entertaining extends the full depth of the property and to the rear gardens, awash with natural light, this is the perfect area for entertaining or unwinding. The ground floor also holds the kitchen, with storage pantry, perfectly sized for meal preparation. The kitchen then leads to the lean-to extension, which has the additional benefit of electrics.

The first floor contains the bathroom, with walk in shower and separate WC. Boasting three comfortable, well-lit bedrooms, this property offers copious living space for all residents. Each room is presented in a clean style, offering the perfect canvas for personalisation and crafting your perfect domestic environment.

The house holds an impressive EPC rating of C, highlighting the energy efficiency of the property. It is categorised under the Council Tax Band C. It is worth noting the prime location of this property, centralised in South Gosforth, a short walk to Jesmond Dene and the Freeman hospital. Whilst also offering convenient access to all local amenities, including shops, restaurants, highly regarded schools, and enviable public transportation links. This property overall, offers an ideal location for both community connection and urban convenience.

This pleasing property is an ideal residential sale opportunity for families, professionals or investors alike seeking a spacious living environment in a vibrant, well-connected neighbourhood in Newcastle upon Tyne. Don't miss out on this extraordinary property — early viewings are highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £310,000

Property Type: Semi-detached house

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

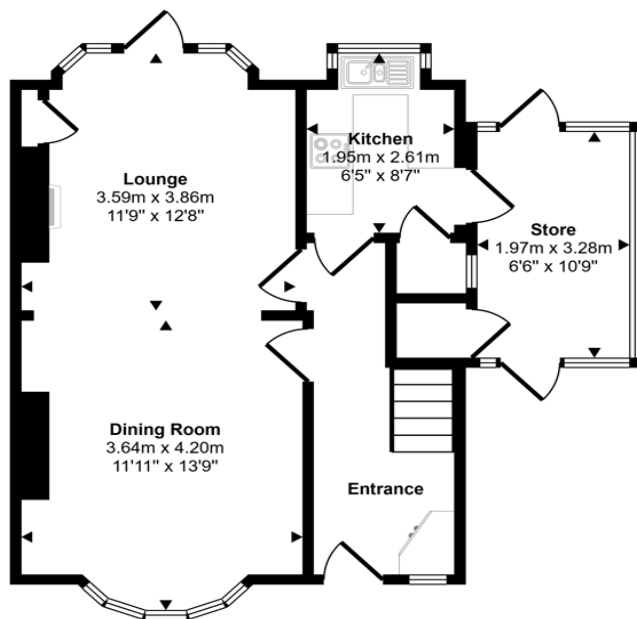
Water meter: Yes

Sewerage: Standard UK domestic

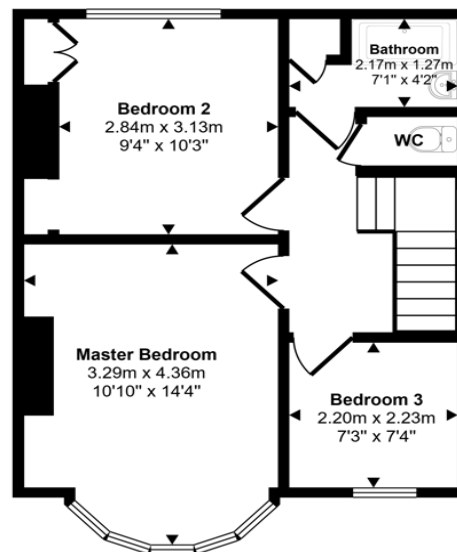
Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 40 sq m / 435 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(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

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

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