

3 bed semi-detached house to buy in NE4

Clifton Road, Newcastle upon Tyne, Tyne and Wear, NE4 6XH

£180,000 Offers Over

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Three Bedroom Semi Detached
- Popular Location
- Well Presented Throughout
- Viewing Recommended
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached family home, occupying a pleasant position on the popular Clifton Road in Grainger Park. Offering spacious accommodation throughout, this superb home has been exceptionally well maintained by the current owners, with excellent attention to detail, immaculate paintwork and a high standard of presentation evident in every room. Ideally suited to first-time buyers, growing families or those looking to upsize, the property also benefits from excellent access to Newcastle City Centre, the A1 and a wide range of local amenities, schools and transport links.

The accommodation briefly comprises an entrance hallway, a generous lounge with a contemporary feature fireplace and bay window, creating a warm and welcoming living space. To the rear is an impressive open-plan kitchen and dining room, fitted with a range of modern wall and base units, integrated cooking appliances, ample worktop space and plenty of room for family dining and entertaining.

To the first floor are three well-proportioned bedrooms, a modern family bathroom fitted with a white three-piece suite incorporating a shower over the bath, and a separate W.C., providing added convenience for family living.

Externally, the property enjoys a low-maintenance front garden, while a shared driveway provides access to an attached store and utility area, offering excellent additional storage and practicality. To the rear is an enclosed southerly-facing garden, providing an ideal space for relaxing, entertaining and enjoying the sunshine throughout the day.

Early viewing is highly recommended to fully appreciate the quality of accommodation and presentation this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £180,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Air conditioning: No

Entrance Hall

Lounge

4.73m x 2.24m (15'6" x 7'4")



Kitchen Diner

4.71m x 4.69m (15'5" x 15'4")



Utility/Store



Stairs to First Floor



Bedroom 1



Bedroom 2

2.40m x 3.77m (7'10" x 12'4")



Bedroom 3

2.27m x 2.74m (7'5" x 8'11")



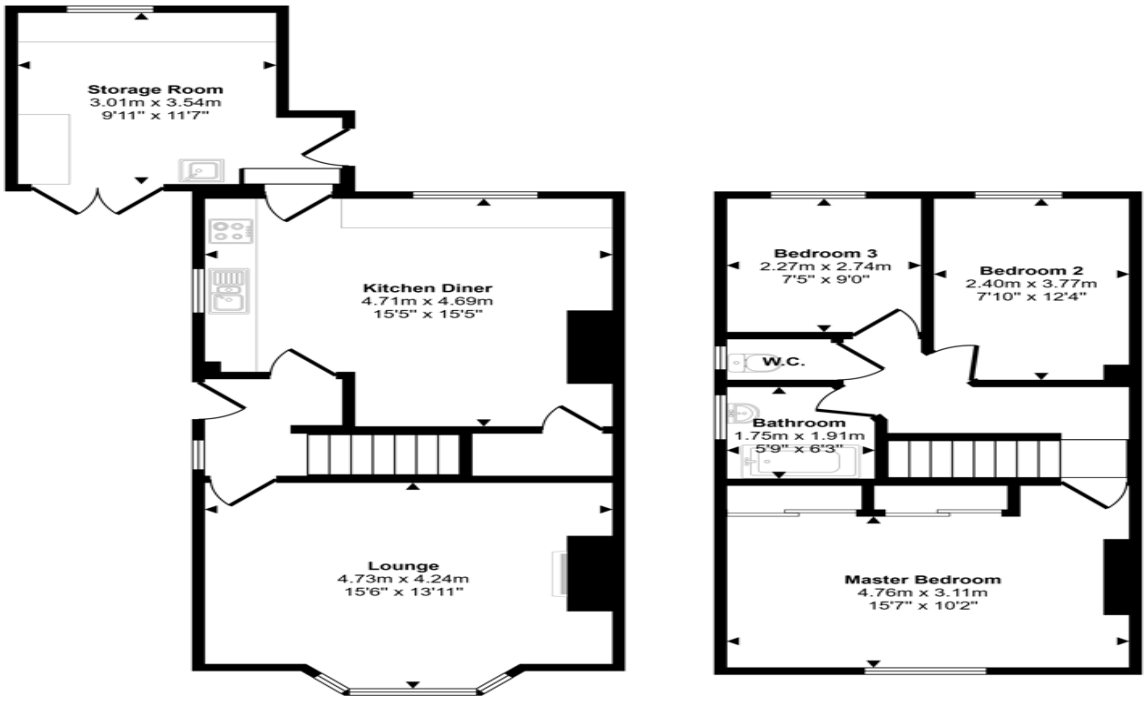
Bathroom



External



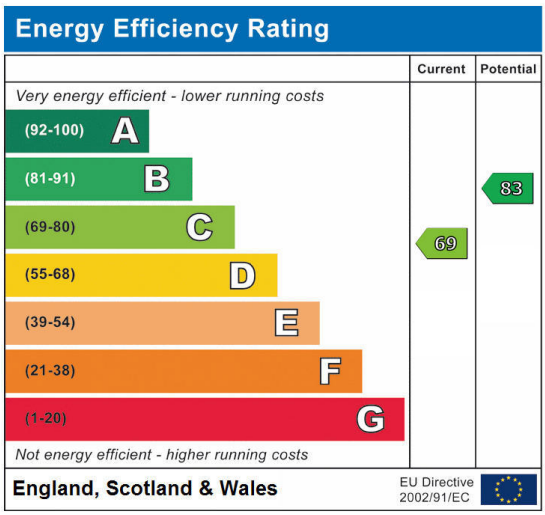
Approx Gross Internal Area
105 sq m / 1130 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft

First Floor
Approx 46 sq m / 499 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.



Clifton Road, Newcastle upon Tyne, Tyne and Wear, NE4 6XH

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

158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880, west.road@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.