


## 3 bed terraced house to buy in

Tenth Avenue, Newcastle upon Tyne, Tyne and Wear, NE6 5XU

# £304,995 Offers Over

x 3 x 1 x 2

Tenure

**Freehold**

On Street parking

## Property features

- Council Tax Band B
- EPC C
- No Onward Chain
- Central Location
- EPC Rating C

## Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good


### Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Heaton, proudly present to the market this well-presented 3-bedroom terraced house, situated in a sought-after location in Heaton, Newcastle upon Tyne. This property presents a fantastic opportunity for both first-time buyers and investors alike, being offered with no onward chain.

Internally, the property features: Entrance hallway, Lounge with bar window, dining room, Fully fitted kitchen with an abundance of bench space, floor and wall storage and fully integrated hob, oven and extractor, dishwasher and washing machine. The kitchen leads to the enclosed rear space. The first floor benefits from three good-sized bedrooms, one of which comes with the added benefit of a study/dressing room attached. You will find all rooms brimming with potential for personalisation. It also accommodates a well-equipped brand-new bathroom equipped with contemporary fixtures and fittings.

At the heart of this residence, you'll find the two spacious reception rooms offering ample space for both relaxation and intimate gatherings. These light-filled communal areas present an ideal space that accommodates both a contemporary lifestyle and classic beauty.

Homes are often about location, location, location. This prime residence is situated in the heart of the ever popular Heaton, a stones throw from Chillingham road and the shops, bars, restaurants that this boasts. Whilst also being within the catchment area for highly sought-after schools, enviable transport systems and a short distance to the city centre or the award winning beaches, the region has become famous for.

The property falls under Council Tax Band B, signifying reasonable and affordable living costs. Energy efficiency is also taken into account, with an EPC rating of C, indicating moderate to good energy efficiency.

Loaded with potential and conveniently located, this property is a gem in the vibrant city of Newcastle upon Tyne. It embodies the perfect blend of city living and homely charm. Eager buyers are advised to act promptly to secure this residential sale. Don't miss out on this opportunity to own a piece of Newcastle’s real estate charm.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £304,995

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

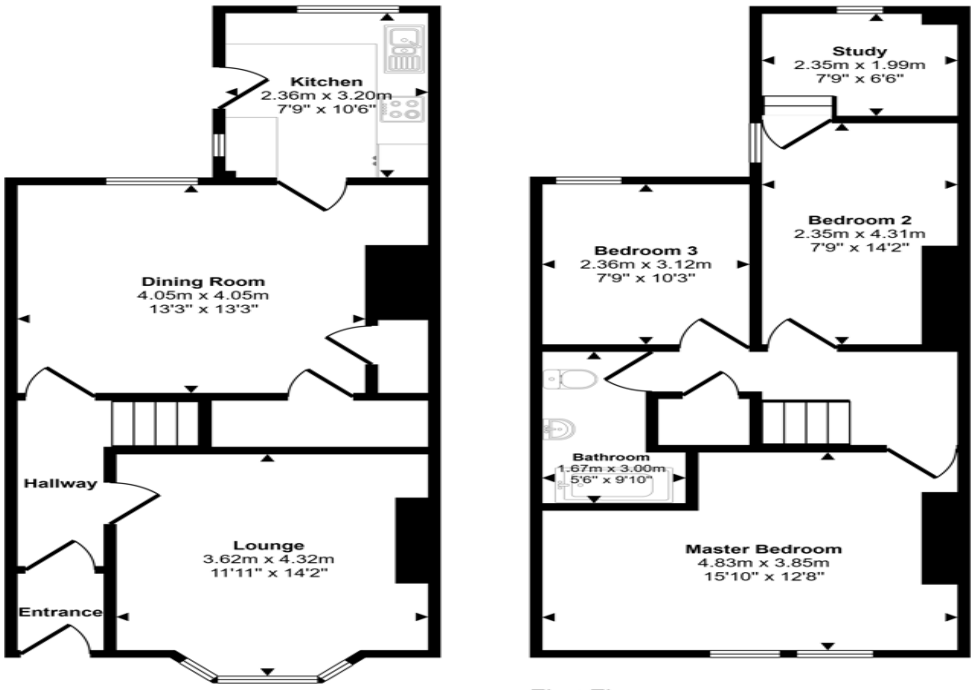
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

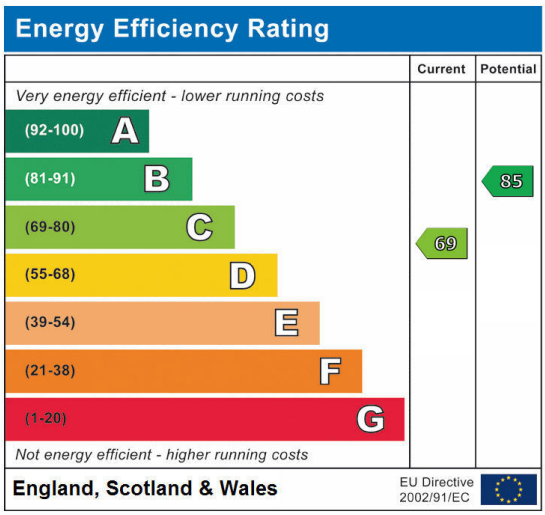
Approx Gross Internal Area
104 sq m / 1121 sq ft




Ground Floor
Approx 52 sq m / 561 sq ft

First Floor
Approx 52 sq m / 560 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.




Tenth Avenue, Newcastle upon Tyne, Tyne and Wear, NE6 5XU

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

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