

3 bed terraced house to buy in

Rossendale Place, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8YA

£130,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Three-Bedroom Mid-Terraced
- Excellent Modernisation
- Three Well-Proportioned
- Spacious Main Living Room
- EPC Rating C

Key Information

- Council Tax: Band A
- 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

Donna Briggs
Branch Manager
Forest Hall

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are proud to present to the market, via the Modern Method of Auction, this spacious three-bedroom mid-terraced home, pleasantly positioned on a quiet and tucked-away residential street on Rossendale Place, Newcastle upon Tyne.

Requiring modernisation, the property offers an excellent opportunity for buyers looking for a home they can update and personalise. The accommodation benefits from gas central heating, uPVC double glazing and hardwood flooring throughout the principal rooms.

Internally, the ground floor comprises an entrance hallway, a generously proportioned living room, an open-plan kitchen and utility area, and a bright conservatory providing access to the rear garden. To the first floor are three bedrooms, useful storage and the family bathroom.

Externally, the property is set behind a generously sized block-paved frontage, with a mature hedge providing a degree of screening. To the rear is an enclosed garden featuring paved areas, established planting, mature trees, raised beds and a timber storage shed. The garden requires clearing and landscaping but offers considerable potential to create an attractive outdoor space.

Rossendale Place enjoys a pleasant, tucked-away position while remaining conveniently located for local amenities, schools and public transport links. The surrounding area provides access to Newcastle city centre and neighbouring areas, making this a well-positioned home for a range of buyers.

Early viewing is highly recommended to appreciate the generous accommodation, peaceful setting and potential this property has to offer.

To arrange your viewing, please contact Pattinson Estate Agents' Forest Hall branch on 0191 215 0677 or email forest.hall@pattinson.co.uk.

This property is offered for sale through the Modern Method of Auction. Terms and conditions apply.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

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: Yes

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

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

The property is set behind a generously sized block-paved frontage, offering a low-maintenance area in front of the home. A mature hedge provides a degree of screening, with access into the property through the enclosed glazed entrance.



Hallway

The entrance hallway features tiled flooring, stairs leading to the first floor and mirrored wall panels. The living room is positioned to the left, with the open-plan kitchen and utility area to the right.



Kitchen

3.94m x 2.74m (12'11" x 8'11")

The kitchen is fitted with a range of black base units, contrasting work surfaces and a stainless-steel sink with mixer tap. Further features include a stainless-steel splashback, wood-effect wall panelling, a tiled feature wall and tiled flooring. The kitchen is open plan to the adjoining utility area, with the conservatory positioned straight ahead.



Utility Room

2.52m x 2.07m (8'3" x 6'9")

Open plan to the kitchen, the utility area provides additional wall and base units, work surfaces and space for appliances. There is also a wall-mounted gas central heating boiler, which is approximately seven years old and has reportedly been serviced regularly.



Living Room

3.37m x 5.33m (11'0" x 17'5")

A generously proportioned main reception room featuring hardwood flooring and a large uPVC double-glazed window allowing plenty of natural light. Further features include recessed ceiling lighting, a decorative radiator cover and ample space for a range of living-room furniture.



Conservatory

2.79m x 4.00m (9'1" x 13'1")

A bright and versatile additional reception space constructed with uPVC double-glazed windows and a translucent roof. The room features vertical blinds, tiled flooring and ample space for seating or dining furniture, with an external door providing direct access to the rear garden.



Landing

The staircase rises to the first-floor landing, which provides access to all three bedrooms and the family bathroom.

Bedroom 1

3.45m x 3.41m (11'3" x 11'2")

A spacious double bedroom featuring hardwood flooring, a burgundy feature wall and a uPVC double-glazed window providing natural light. The room also benefits from useful timber storage positioned beneath the window and extending along the adjoining wall.



Bedroom 2

2.68m x 3.02m (8'9" x 9'10")

A further well-proportioned double bedroom featuring hardwood flooring, a uPVC double-glazed window with vertical blinds and curtains, and ceiling spotlights. Glazed double doors provide access to a useful storage area within the room.



Bedroom 3

2.12m x 2.68m (6'11" x 8'9")

The smaller of the three bedrooms, featuring hardwood flooring and a uPVC double-glazed window providing natural light. The room benefits from mirrored wardrobes, ceiling spotlights and an additional storage cupboard positioned to the left.



Bathroom

1.67m x 3.32m (5'5" x 10'10")

The family bathroom comprises a panelled bath with a timber surround, pedestal wash basin and low-level WC positioned within the adjoining section of the room. Additional features include tiled walls and flooring, a frosted window and mirrored storage units.

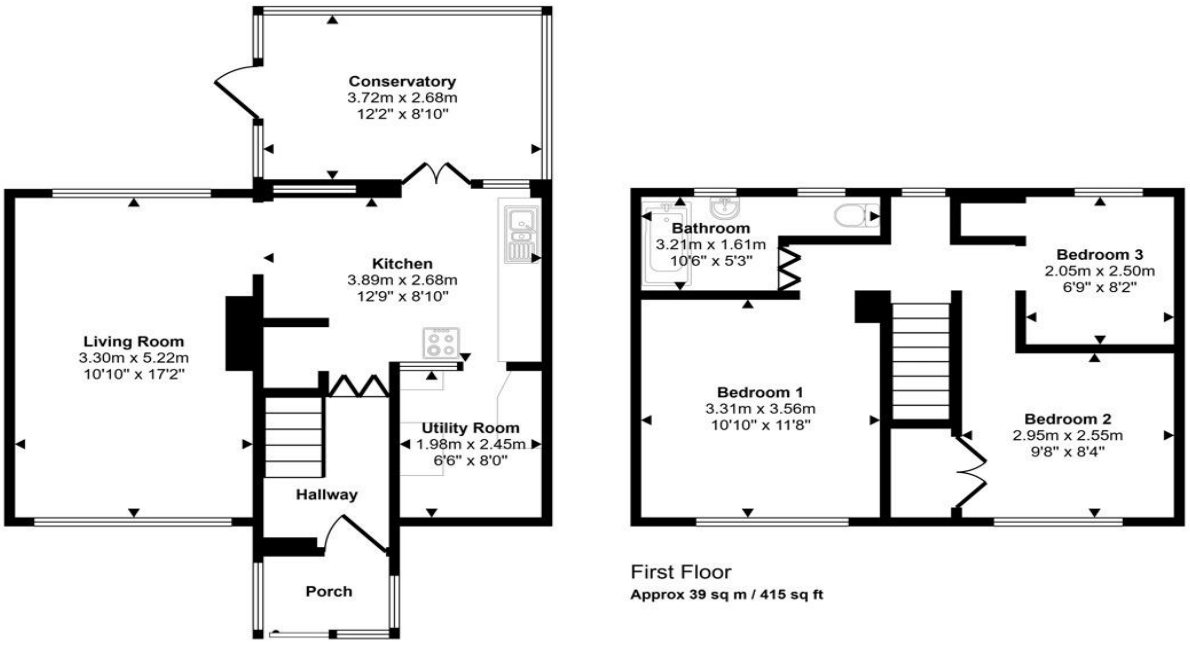


Garden

The enclosed rear garden is mainly paved and includes established planting, mature trees, raised beds and a timber storage shed. The garden currently requires clearing and landscaping but offers excellent potential for a buyer to create an attractive and functional outdoor space.



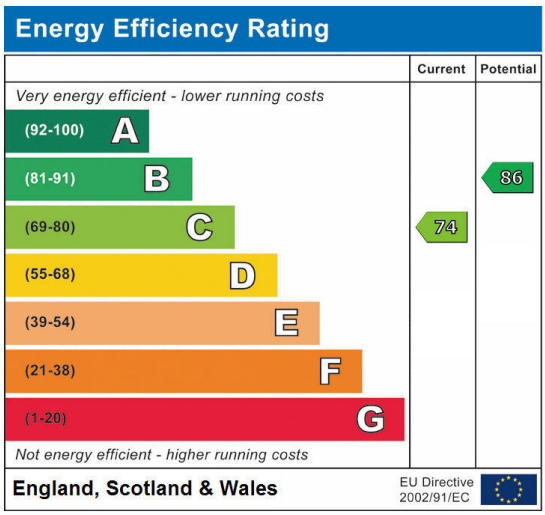
Approx Gross Internal Area
91 sq m / 975 sq ft



First Floor
Approx 39 sq m / 415 sq ft

Ground Floor
Approx 52 sq m / 559 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.



Rossendale Place, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8YA

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

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