



3 bed detached house to buy in

Mallard Way, Newcastle upon Tyne, Tyne and Wear, NE15 9DJ

£260,000 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Three Bedroom Detached House
- ✓ Sought After Location
- ✓ Modern Home
- ✓ Good Sized Garden
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by online unconditional auction. Pattinson Estate Agents are delighted to present this beautifully maintained three-bedroom detached home on Mallard Way, within the Abbey Heights development in Newcastle upon Tyne. Offered for sale via Online Auction, this impressive property combines modern design with comfortable family living, offering a thoughtfully arranged interior, off-street parking and a particularly attractive south-facing garden.

From the moment you enter, the care and attention given to this home is clear. The welcoming hallway leads through to a generous lounge, where a bay window adds character to the room and provides a lovely outlook towards the front of the property. To the rear, the open-plan dining kitchen forms the heart of the home, with contemporary high-gloss cabinetry, integrated appliances and plenty of space for a family dining table. French doors open directly onto the garden, making this a fantastic space for entertaining or enjoying family meals with the doors open during the warmer months. A convenient ground-floor WC completes the accommodation downstairs. Upstairs, the property offers three genuine double bedrooms, a particularly appealing feature for a modern family home. The principal bedroom enjoys its own en-suite shower room, complete with a double shower cubicle, while the remaining bedrooms provide excellent flexibility for growing families, visiting guests or anyone working from home. A stylish family bathroom and additional storage cupboard complete the first floor.

The outdoor space is another real highlight. Enjoying a desirable south-facing aspect, the enclosed rear garden has been carefully landscaped to offer several areas to relax and entertain. A paved patio sits immediately outside the French doors, while decorative gravel and raised planted borders create an attractive, easy-to-maintain setting. An elevated timber deck provides a further seating area, perfect for making the most of sunny afternoons and summer evenings.

To the front, a neatly maintained lawn complements the property's attractive brick exterior, while a driveway provides off-street parking and leads to the detached garage. The garage offers valuable additional storage, benefits from a rear access door and has the added convenience of an EV charging point.

With freehold tenure and an impressive EPC rating of B, the property also offers the practical advantages of modern, energy-efficient construction. Its position within Abbey Heights provides convenient access to local amenities, schools and transport links, making it a great choice for those looking to enjoy modern living while remaining well connected to Newcastle and the surrounding areas. What makes this home particularly appealing is the combination of three double bedrooms, a spacious dining kitchen, practical parking facilities and a beautifully arranged south-facing garden. With its tasteful presentation and well-considered layout, this is a property that offers much more than first meets the eye.

Early viewing is strongly recommended. Contact Pattinson Estate Agents today to arrange your appointment or to find out more about purchasing through our Online Auction

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Entrance Hall

Cloak/WC

Lounge

4.10m x 36.00m (13'5" x 118'1")



Kitchen Diner

2.80m x 6.50m (9'2" x 21'3")



Additional Photo



Stairs to First Floor

Bedroom One

3.70m x 2.83m (12'1" x 9'3")



En-Suite



Bedroom Two

3.12m x 2.70m (10'2" x 8'10")



Bedroom Three

3.40m x 2.10m (11'1" x 6'10")



Family Bathroom



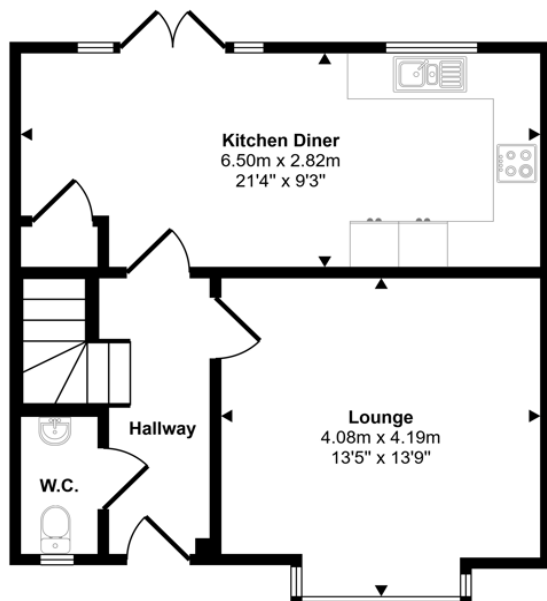
Garage

Detached Single Garage

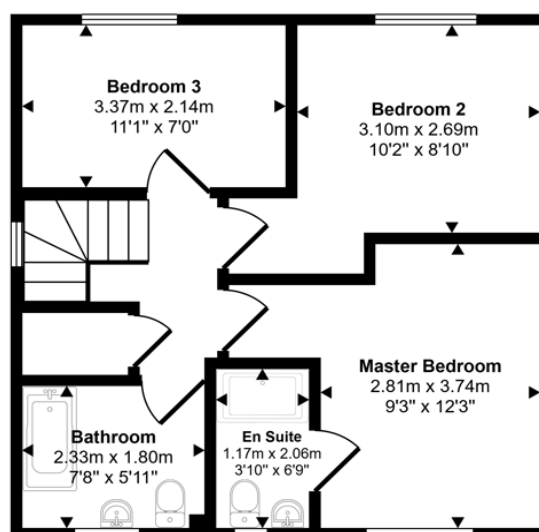
External



Approx Gross Internal Area
88 sq m / 944 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 43 sq m / 468 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		95
(81-91) B	84	
(69-80) C		
(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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