



### 3 bed terraced house to buy in

Park Avenue, Wallsend, Wallsend, Tyne and Wear, NE28 8DE

**£220,000** Offers over

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Terrace House
- ✓ Three Bedrooms
- ✓ Basement
- ✓ Popular Location
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Alia Saidan  
Branch Manager  
Wallsend

0191 2345681  
wallsend@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Charming Mid-Terrace Period Property with Garden – Rare to the Market

Nestled in a beautiful location just moments from the park, this rare-to-the-market mid-terrace period home offers timeless character across three spacious storeys — including a versatile basement level.

Set apart by its private rear garden — a true rarity for terrace homes in this area — the property blends classic charm with practical living. The basement features a dedicated utility area and an additional flexible room, ideal as a home office, gym, or guest space.

The main living areas are filled with natural light and period features, while upstairs, you'll find three well-proportioned bedrooms that offer comfort and tranquility.

This is a unique opportunity to own a distinctive home in a sought-after location, with green space on your doorstep and all the benefits of a vibrant, established neighbourhood.

Contact our Wallsend branch for more information: (0191) 2345681

Council Tax Band: B

Tenure: Freehold

Price: Offers over £220,000

Property Type: Terraced House

Parking: On Street, Permit Parking

Heating: Gas

## Lounge

5.40m x 3.20m (17'8" x 10'5")



## Kitchen

4.10m x 4.50m (13'5" x 14'9")

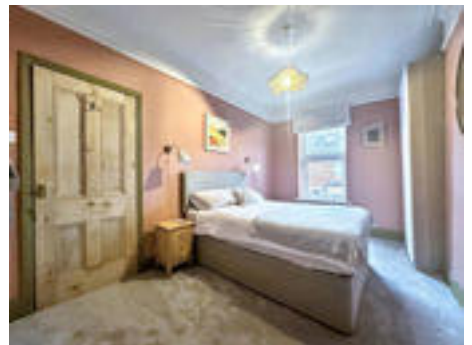


## Kitchen Photo Two



## Main bedroom

4.20m x 3.10m (13'9" x 10'2")



## Bedroom Two

4.20m x 3.10m (13'9" x 10'2")



## Bedroom Three

1.90m x 3.01m (6'2" x 9'10")



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## Bathroom



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## Basement room one/utility area

4.00m x 4.40m (13'1" x 14'5")



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## Basement room Two

4.70m x 5.60m (15'5" x 18'4")



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## Garden





| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         | 81                      |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   | 61      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| England, Scotland & Wales                          |         | EU Directive 2002/91/EC |

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

**157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681, wallsend@pattinson.co.uk, www.pattinson.co.uk**

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