



## 3 bed semi-detached house to buy in NE5

Herrick Street, Newcastle upon Tyne, Tyne and Wear, NE5 4AN

# £139,950

 x3  x1  x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Sought After Location
- ✓ Ideal Family Buy
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-presented three-bedroom semi-detached home offering spacious and versatile accommodation, available with no onward chain. Ideally positioned in Newbiggin Hall, close to Westerhope, the property benefits from convenient access to a wide range of local amenities including shops, schools and leisure facilities, making it particularly well suited to family buyers.

The accommodation includes an entrance porch with a useful ground floor WC. The lounge is a bright and welcoming space, featuring a large front-facing window that allows for plenty of natural light. To the rear, the generous kitchen/breakfasting room is fitted with a range of units, provides ample space for dining, and offers views over the garden with direct access outside—ideal for both everyday family living and entertaining.

To the first floor, there are three well-proportioned bedrooms, all offering flexibility for use as family bedrooms, guest accommodation or home office space. The family bathroom is fitted with a three-piece suite and offers scope for further updating to suit individual tastes.

Externally, the property boasts gardens to both the front and rear. The rear garden provides a pleasant space for outdoor seating and children's play, while a driveway to the side offers valuable off-street parking.

The property is well located for access to Westerhope's range of amenities, including local shops, schools and leisure facilities. There are regular bus routes providing easy links to Newcastle, the Metrocentre and surrounding areas, while the A69 and A1 are also close by, offering excellent transport connections.

No ground rent or service charges.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 95

Price: £139,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Porch

---

## Cloak/WC

---

## Lounge

4.40m x 4.70m (14'5" x 15'5")



## Kitchen

4.40m x 2.60m (14'5" x 8'6")

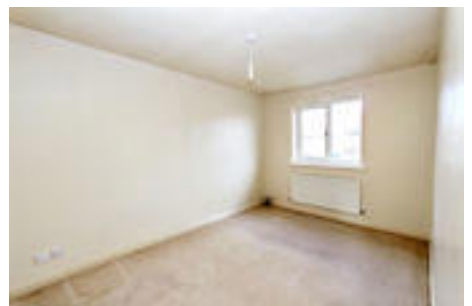


## Stairs to First Floor

---

## Bedroom One

4.10m x 2.50m (13'5" x 8'2")



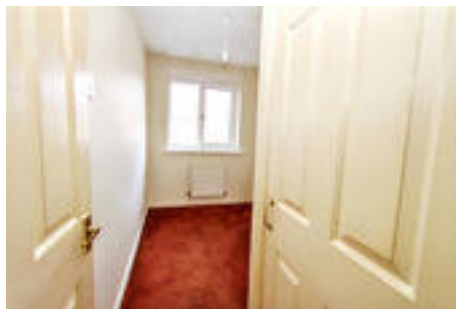
## Bedroom Two

3.10m x 2.50m (10'2" x 8'2")



## Bedroom Three

2.30m x 1.80m (7'6" x 5'10")



---

## Bathroom

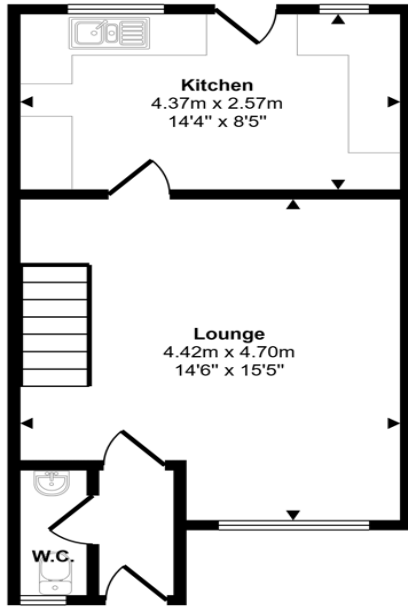


---

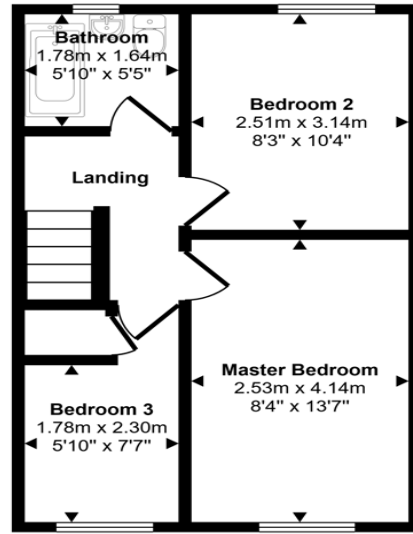
## Garden



Approx Gross Internal Area  
68 sq m / 733 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 33 sq m / 356 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Herrick Street, Newcastle upon Tyne, Tyne and Wear, NE5 4AN

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

