



**3 bed semi-detached house to buy in NE7**

Bretton Gardens, Cochrane park, Newcastle upon Tyne, Tyne and Wear, NE7 7JT

**£285,000** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

Driveway & Garage parking

**Property features**

-  Three Bedrooms
-  Semi-Detached House
-  West Facing Rear Garden
-  Close to Local Amenities and Transport Links
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

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heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Appealing to a wide variety of buyers is this extended three bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, dining room, kitchen. To the first floor, three bedrooms and bathroom/WC.

Externally to the front is a large driveway providing off street parking for multiple cars leading to the garage and walled boundaries, to the rear is a West facing private garden which is mainly laid to lawn with decked area, paved patio area, mature planted borders with hedged and walled boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g265dd>

Please contact the Heaton Branch for further information or viewings

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £285,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: No

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is a double driveway providing off street parking with walled boundaries.



## Porch

UPVC double glazed windows to two sides and UPVC double glazed entrance door.

## Lounge

*5.69m x 3.97m (18'8" x 13'0")*

UPVC double glazed walk in bay window to the front, cast iron fireplace in feature surround and two radiators.



## Dining Room

*5.69m x 2.44m (18'8" x 8'0")*

Double glazed bi-fold doors overlooking the rear garden and radiator.



## Kitchen

*3.94m x 3.55m (12'11" x 11'7")*

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob, built in electric oven and grill, black composite one and a half sink with mixer tap, tiled splashback, integrated dishwasher, space for other appliances, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window, two Velux windows, tiled flooring and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Master Bedroom

4.56m x 3.17m (14'11" x 10'4")

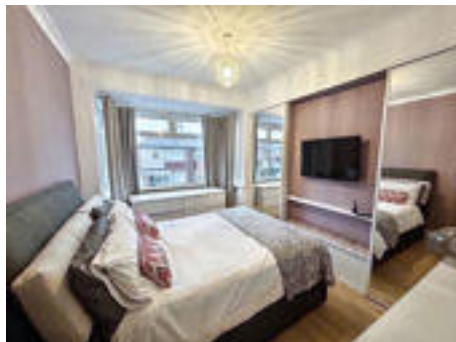
UPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator.



## Bedroom Two

3.96m x 2.86m (12'11" x 9'4")

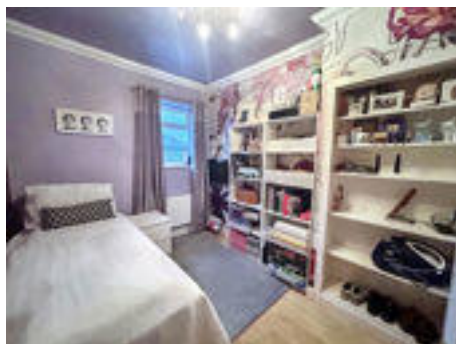
UPVC double glazed walk in bay window to the front, fitted wardrobes with sliding doors and radiator.



## Bedroom Three

3.58m x 2.40m (11'8" x 7'10")

UPVC double glazed window to the front, built in wardrobe, built in shelving and radiator.



## Bathroom/WC

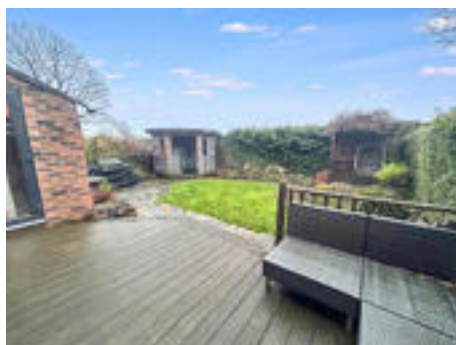
3.64m x 1.57m (11'11" x 5'1")

White three piece bathroom/WC comprising; P shaped bath with shower over and glass screen, low level WC, hand wash basin, partially tiled walls, tiled floor, UPVC double glazed window and heated towel rail.

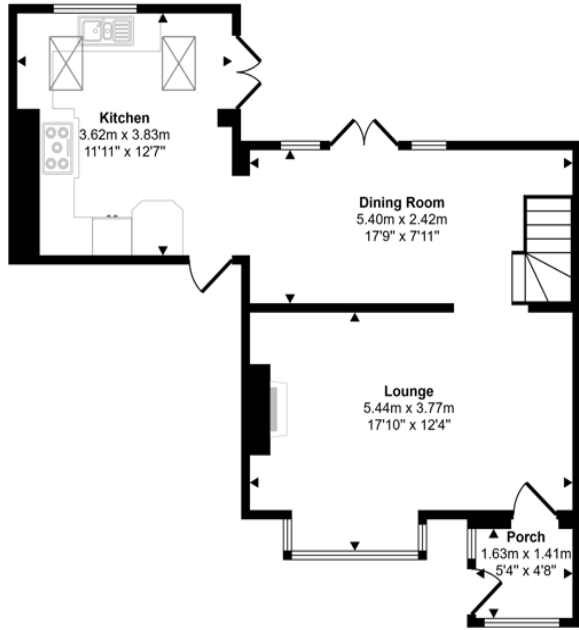


## Rear Garden

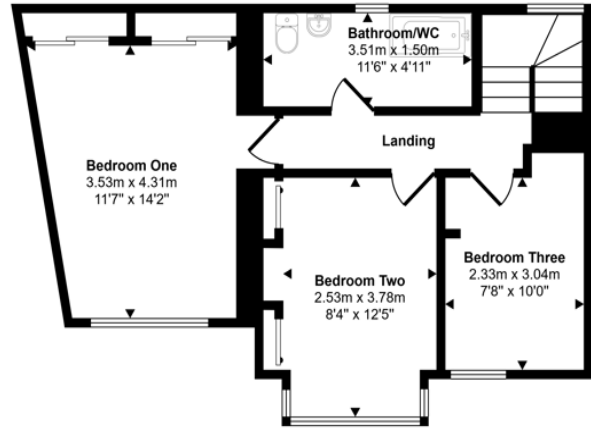
Private west facing rear garden mainly laid to lawn with decked area, paved patio area, mature planted borders with hedged and walled boundaries.



Approx Gross Internal Area  
99 sq m / 1064 sq ft



Ground Floor  
Approx 49 sq m / 532 sq ft



First Floor  
Approx 50 sq m / 533 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>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>6S</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

Bretton Gardens, Cochrane park, Newcastle upon Tyne, Tyne and Wear, NE7 7JT

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk**

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