



## 2 bed semi-detached house to buy in NE13

Meadow Drive, Seaton Burn, Newcastle upon Tyne, Tyne and Wear, NE13 6HJ

# £140,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached
- ✓ Two Double Bedrooms
- ✓ Close to Local Amenities.
- ✓ Very Well Presented
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ 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

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Delightfully located in the amiable neighbourhood of Seaton Burn, Newcastle upon Tyne, we are pleased to introduce this charming semi-detached house as part of our ResidentialSale offerings. This welcoming property is ideal for couples, small families, or individuals seeking a home situated within a convenient area.

The property is generously configured with two double bedrooms providing ample space for comfort and relaxation. The bedrooms are spaciouly designed and effortlessly cater to the needs of modern living. Each room is bright and airy, providing plenty of natural light - the perfect canvas for any interior design style.

The home features one elegantly appointed bathroom. Stylishly finished, the bathroom offers a comfortable and private space, perfectly designed for any daily routine.

One of its key features is its single, tastefully decorated reception room. This cosy area serves as the perfect spot for entertaining guests or for quiet evenings in. The reception room offers a fantastic amount of space and is guaranteed to make you feel right at home.

Being closely located to local amenities, essential services and shops are just a stone's throw away from this lovely home. This adds an extra layer of convenience, ensuring everything you need is within easy reach.

Overall, this semi-detached house in Seaton Burn is a wonderful blend of convenience and comfort. With its spacious rooms and prime location, it offers a fantastic opportunity to experience a vibrant living environment within a much sought-after area of Newcastle upon Tyne. Viewings are highly recommended to fully appreciate what this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: 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

Mobile signal coverage: Good

## Entrance Hallway

Double glazed window, central heating radiator, stairs to first floor.



## Lounge

4.77m x 3.26m (15'7" x 10'8")

Double glazed window, central heating radiator, media wall with wall mounted electric fire.



## Kitchen

5.76m x 2.49m (18'10" x 8'2")

Fitted with a range of wall drawer and base units with complementary work surfaces with gas hob, electric oven and extractor, stainless steel sink with drainer and mixer tap. Tiled splash back. Plumbed for washing machine, Double glazed windows, central heating radiator, UPVC door to rear.



## Stairs To First Floor

Double glazed window, loft access

Loft is boarded with pull down ladders.



## Bedroom One

4.45m x 3.06m (14'7" x 10'0")

Double glazed window, central heating radiator, fitted wardrobes.



## Bedroom Two

3.68m x 2.46m (12'0" x 8'0")

Double glazed window, central heating radiator, fitted wardrobes.



---

## Bathroom

1.98m x 1.68m (6'5" x 5'6")

Fitted with panelled bath with shower over, hand wash basin, low level wc, Double glazed window, central heating radiator,



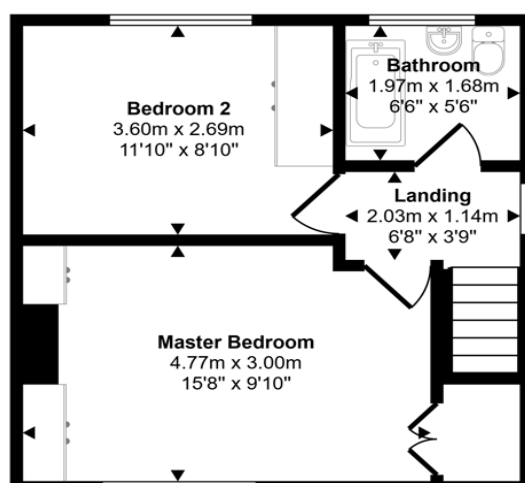
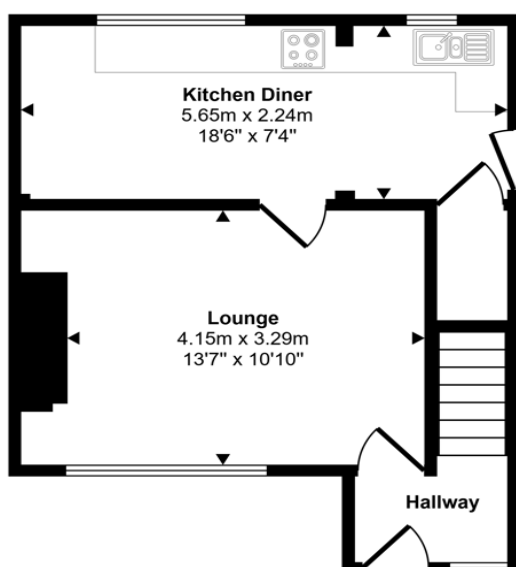
---

## Externally

Externally there is a garden to the front with driveway to the side, access to the rear garden which is mainly laid to lawn with paved patio and fenced boundaries.



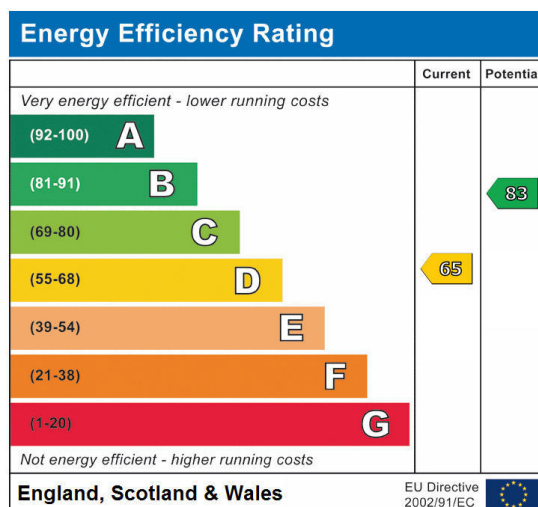
Approx Gross Internal Area  
68 sq m / 736 sq ft



First Floor  
Approx 34 sq m / 362 sq ft

Ground Floor  
Approx 35 sq m / 374 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.



Meadow Drive, Seaton Burn, Newcastle upon Tyne, Tyne and Wear, NE13 6HJ

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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,  
gosforth@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.

