



### 3 bed semi-detached house to buy in NE3

Abingdon Court, Newcastle upon Tyne,  
Tyne and Wear, NE3 2YQ

**£85,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

### Property features

- ✓ EPC TBC
- ✓ Council Tax Band C
- ✓ Renovation Project
- ✓ Central Location
- ✓ Close To Local Amenities

Driveway & Garage parking



## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Ducted Air
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via auction - Fees apply - Low lease term may make financing difficult. Please liaise with your lender prior to bidding.

Pattinson Gosforth are pleased to present to market, for sale via secure sale, this semi-detached house located in Kingston park in the vibrant city of Newcastle upon Tyne. This property offers a perfect opportunity for anyone seeking a renovation project, with vast potential to bring your own vision to life.

Offering an accommodation of three generously proportioned bedrooms where light and space flow beautifully. The dwelling comprises: Entrance Porch, Lounge, Diner, Kitchen and utility. To the first floor the property has three bedrooms and a family bathroom. The exterior comes with driveway, garage and gardens front and rear.

Further benefits include a Council Tax that falls under Band C, keeping your yearly payments within a most economical bracket. The Energy Performance Certificate (EPC) rating is still to be confirmed (TBC).

This property presents a unique opportunity to create a dream home in one of Newcastle's most sought-after locations. With the bones of the property already established, purchasers will have the exciting possibility of shaping this semi-detached house into their ideal living space.

From the front facade to the back garden, there's enough space to really make this house into a beautiful and comfortable home. Situated in a highly-popular residential area, the property offers ample conveniences in terms of transport links, shopping and local amenities.

This really is the perfect canvas for those with a keen eye for design and a yearning to undertake their own residential project, making this property an excellent opportunity for buyers. Please contact us today to arrange a viewing and to imagine the potential this property has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 43

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Ducted Air

Electric: National Grid

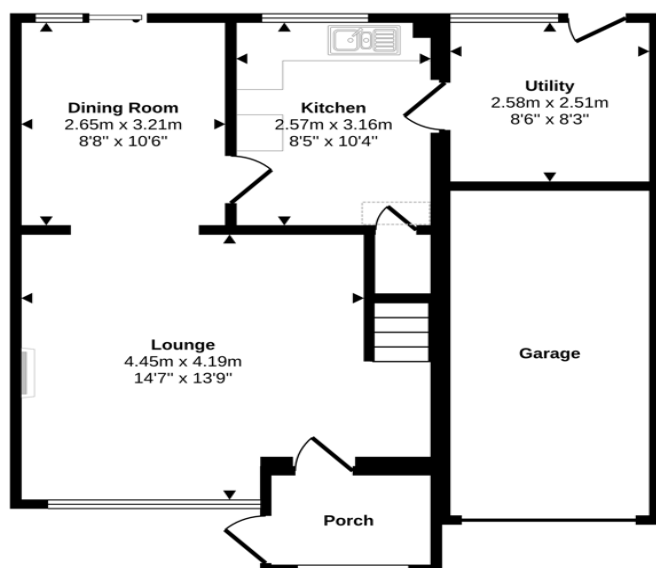
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

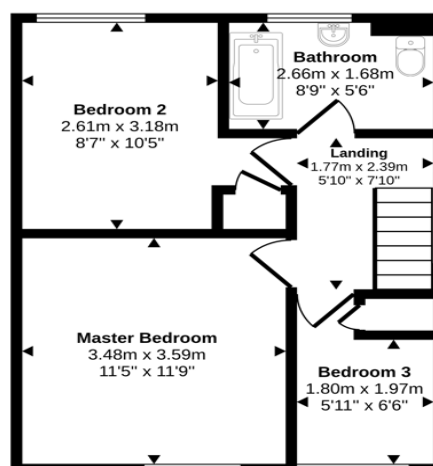
Approx Gross Internal Area  
102 sq m / 1101 sq ft



Ground Floor  
Approx 65 sq m / 695 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 38 sq m / 406 sq ft

Abingdon Court, Newcastle upon Tyne, Tyne and Wear, NE3 2YQ

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

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gosforth@pattinson.co.uk, www.pattinson.co.uk**

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