

pattinson 

3 bed detached house to buy in

Finstock Court, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1TR

£365,000

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ Three Bedrooms
- ✓ Detached
- ✓ Driveway and Garage
- ✓ Close to Local Amenities
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Gosforth, are pleased to welcome to market this detached 3 bedroom property. Located in the highly sought-after Finstock Court, this welcoming three bedroom detached property enjoys an exceptional position adjacent to the Freeman Hospital and is conveniently situated just 10 minutes from Newcastle City Centre, offering excellent access to local amenities, transport links and well-regarded schools.

The property is approached via a large driveway providing ample off-street parking, leading to the garage. Internally, the accommodation is thoughtfully laid out. The welcoming entrance hall leads through to a spacious living room and dining area, ideal for both everyday living and entertaining. The kitchen offers generous storage and worktop space and is complemented by an additional dining/utility room, providing further flexibility. To the rear, a bright and airy conservatory overlooks the garden, creating a perfect additional reception space.

To the first floor, there are three well-proportioned bedrooms, all served by a family bathroom. The property resides within council tax band D and with an EPC rating of D. The property has been further enhanced with the addition of solar panels and an air-source heat pump. Boosting the energy efficiency and possible savings.

Externally, the property benefits from a private rear garden, ideal for outdoor dining, relaxing and family use.

This is a fantastic opportunity to acquire a detached family home in a prime residential location, combining space, privacy and excellent proximity to Newcastle city centre. Early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £365,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Air Source Heat Pump

External Front

Entrance Hall

4.117m x 1.981m (13'6" x 6'5")

Living Room

6.508m x 3.578m (21'4" x 11'8")

Kitchen

2.835m x 2.678m (9'3" x 8'9")

Dining Area

3.725m x 2.568m (12'2" x 8'5")

Conservatory

3.311m x 2.335m (10'10" x 7'7")

Bedroom One

3.872m x 3.623m (12'8" x 11'10")

Bedroom Two

3.682m x 2.894m (12'0" x 9'5")

Bedroom Three

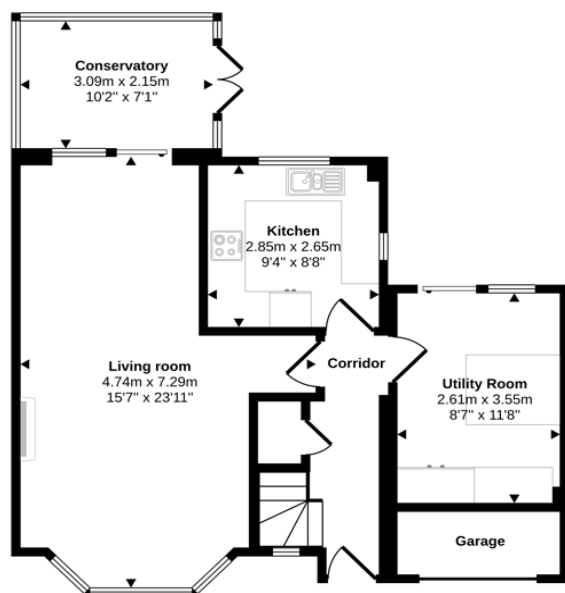
2.901m x 2.381m (9'6" x 7'9")

Bathroom

3.51m x 1.956m (11'6" x 6'5")

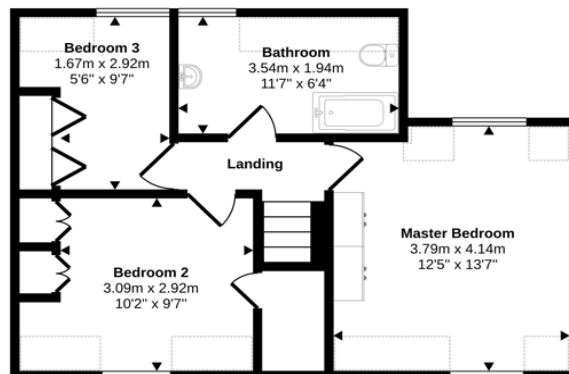
Exterior Garden

Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft

Denotes head height below 1.5m



First Floor
Approx 48 sq m / 513 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Finstock Court, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1TR

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

