



3 bed semi-detached house to buy in NE12

Earlington Court, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9DX

£220,000

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Three Bedroom Semi-Detached Family Home
- ✓ Highly Sought-After Residential Location
- ✓ Enclosed Rear Garden Overlooking Allotments
- ✓ Useful Garage & Utility Area
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this three-bedroom semi-detached family home, ideally situated on the highly desirable Earlington Court, Newcastle upon Tyne.

Occupying a quiet tucked-away position within this sought-after residential development, the property enjoys one of its strongest selling points – its fantastic location. Earlington Court is well regarded for its peaceful surroundings whilst remaining within easy reach of excellent local schools, shops, transport links, parks and amenities, making it an ideal choice for families and commuters alike.

Internally, the property offers spacious accommodation throughout and presents a fantastic opportunity for buyers looking to modernise and create their ideal family home. The ground floor comprises a bright and spacious living room, a generous kitchen/dining room fitted with a range of units, and an exceptionally useful garage/utility area with access to the rear garden. To the first floor are three well-proportioned bedrooms, all of which benefit from fitted wardrobes and dressing areas, along with a family bathroom.

Externally, the property boasts excellent kerb appeal with a generous driveway and gravelled front garden. To the rear is a private garden featuring both lawned and paved areas, mature planting and a pleasant outlook over the neighbouring allotments.

Properties in this location rarely remain available for long, particularly those offering such excellent potential to update and personalise. Early viewing is highly recommended.

For more information or to arrange your viewing, please contact Pattinson Forest Hall on 0191 215 0677 or email forest.hall@pattinson.co.uk.

Council Tax Band: C

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

Parking: Driveway

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: Yes

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

Occupying an enviable position within the highly sought-after Earlington Court, this attractive semi-detached family home enjoys excellent kerb appeal on a quiet, tucked-away residential street. The property benefits from a generous driveway providing ample off-street parking, complemented by a low-maintenance gravelled front garden. The peaceful setting and friendly neighbourhood make this an ideal location for families and those looking for a quieter way of life.



Entrance Hall

Welcoming entrance hall providing access to the principal ground floor accommodation, with stairs leading to the first floor.

Living Room

4.04m x 3.95m (13'3" x 12'11")

A bright and spacious living room benefiting from a large window overlooking the front of the property, allowing plenty of natural light to flood the room. Neutrally decorated throughout and centred around a feature gas fireplace, this is a comfortable space ideal for relaxing or entertaining.



Kitchen/Dining Room

3.95m x 5.27m (12'11" x 17'3")

A generous open-plan kitchen/dining room offering excellent space for family living. Fitted with a range of base and wall units, ample worktop space, a freestanding electric cooker and under-counter fridge. A large window overlooks the rear garden, creating a bright and airy feel. There is also a useful pantry/storage cupboard housing the utility meters, while the recently replaced boiler is neatly positioned in the corner. A door provides access into the adjoining utility and garage area.



Garage/Utility Area

A particularly useful addition to the property, the spacious garage and utility area offers plumbing for a washing machine and space for additional white goods. There is direct access to the rear garden, making this an excellent practical space for storage, laundry or potential workshop use.

Landing

Providing access to all three bedrooms, the family bathroom and a useful airing cupboard.

Bedroom 1

2.95m x 3.57m (9'8" x 11'8")

A spacious principal bedroom overlooking the front of the property. The room benefits from an excellent range of fitted wardrobes and a built-in dressing table, offering plenty of storage whilst maintaining generous floor space. Finished in neutral décor.



Bedroom 2

2.35m x 3.96m (7'8" x 12'11")

A well-proportioned second double bedroom, also benefiting from fitted wardrobes and a built-in dressing table. Neutrally decorated and offering excellent space for family members or guests.



Bedroom 3

2.99m x 2.15m (9'9" x 7'0")

A good-sized third bedroom featuring a built-in wardrobe and a large window allowing plenty of natural light. Ideal as a child's bedroom, nursery or home office.



Bathroom

2.13m x 2.10m (6'11" x 6'10")

Comprising a three-piece suite including a panelled bath with overhead shower, pedestal wash hand basin and low-level WC. A useful built-in storage cupboard currently houses the redundant water tank, providing additional storage potential.

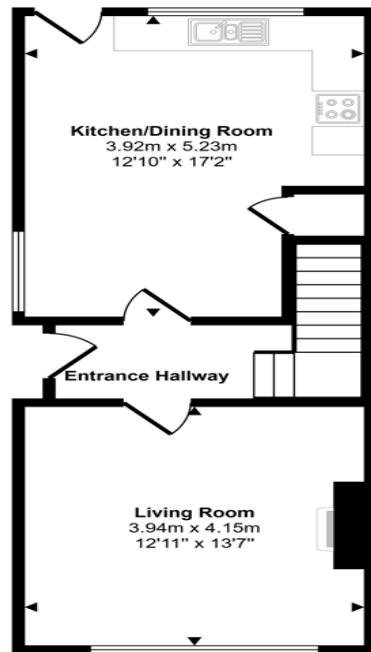


Garden

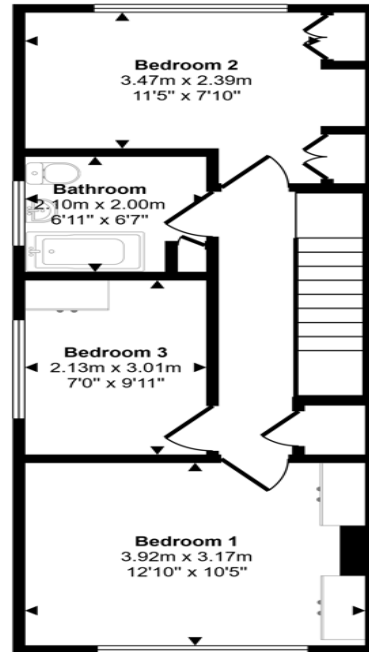
The enclosed rear garden has been designed for easy maintenance with a combination of paved patio and lawned areas, complemented by mature shrubs and planting. Enjoying an open outlook towards the neighbouring allotments, the garden provides a peaceful outdoor space with a pleasant degree of privacy.



Approx Gross Internal Area
86 sq m / 925 sq ft

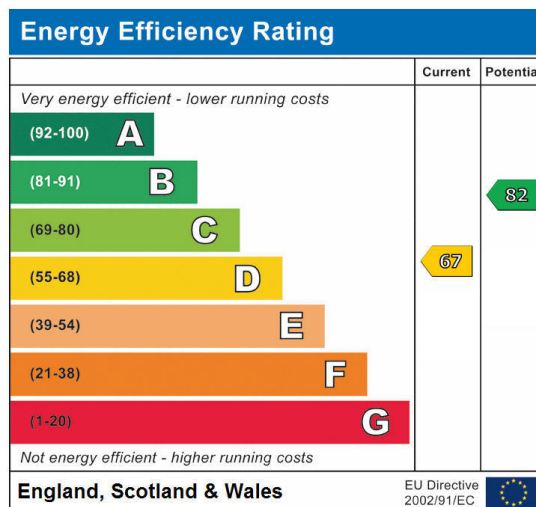


Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 43 sq m / 468 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.



Earlington Court, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9DX

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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