



3 bed semi-detached house to buy in NE7

Bretton Gardens, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7JT

£250,000 Offers Over

 x3  x2  x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Three-bedroom semi-detached family home
- ✓ Generous driveway providing off-street parking
- ✓ Popular residential location in High Heaton
- ✓ Enclosed rear garden with lawn and paved patio area
- ✓ 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: 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 pleased to welcome to the market this spacious three-bedroom semi-detached family home, ideally situated on Bretton Gardens in the popular residential area of High Heaton. The property offers versatile living accommodation, a generous driveway, an integral garage and an enclosed rear garden, making it an excellent choice for families and buyers seeking additional space.

The ground-floor accommodation comprises a spacious living room with a front-facing bay window, a fitted kitchen and a versatile second reception room, currently used as a home office, with French doors providing direct access to the rear garden. There is also a stylish downstairs shower room fitted with a walk-in shower, countertop wash basin and low-level black WC.

To the first floor are three bedrooms, including two well-proportioned double bedrooms and a compact third bedroom that would also be ideal as a nursery, study or home office. Bedroom one benefits from built-in wardrobes, while the accommodation is completed by a family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a generous block-paved driveway providing off-street parking, together with an integral garage incorporating a useful utility area with plumbing and space for a washing machine. To the rear is an enclosed garden with a lawn, established planting and a block-paved patio area suitable for outdoor seating and entertaining.

Bretton Gardens is conveniently located for access to a range of local shops, schools and everyday amenities, with excellent transport links providing easy access to Newcastle city centre and the surrounding areas.

Early viewing is recommended to appreciate the space, versatility and potential this family home has to offer. Please contact Pattinson Forest Hall on 01912150677 or email forest.hall@pattinson.co.uk to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £250,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: 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

A traditional semi-detached property with a generous block-paved driveway providing off-street parking for multiple vehicles. The property also benefits from an integral garage and a small front garden area.



Living Room

4.79m x 3.57m (15'8" x 11'8")

A spacious and versatile open-plan living and dining room featuring wood-effect flooring and a large front-facing bay window, allowing plenty of natural light into the space. There is ample room for both comfortable seating and a family dining table, alongside a range of freestanding furniture.



Reception Room

3.74m x 2.26m (12'3" x 7'4")

A versatile additional reception room currently arranged as a home office and creative workspace. The room features wood-effect flooring, extensive space for desks and storage, and enjoys excellent natural light from the rear-facing windows and French doors, which provide direct access to the garden.



Kitchen

2.30m x 3.35m (7'6" x 10'11")

A well-equipped kitchen fitted with a range of white wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. The room provides space for a range of freestanding appliances and benefits from a sink and drainer positioned beneath a large rear-facing window. Additional features include an electric hob, extractor hood and practical herringbone-style flooring.



Downstairs Shower Room

1.69m x 1.19m (5'6" x 3'10")

A stylish shower room fitted with a modern walk-in shower enclosure featuring black framing, a low-level black WC and a distinctive countertop wash basin set upon a wooden work surface. Attractive green wall tiles, fitted storage and a decorative wall mirror complete the room.



Garage

A good-sized integral garage offering valuable parking or storage space. The garage also incorporates a small utility area with plumbing and space for a washing machine, providing additional practicality away from the main kitchen.

Garden

The property benefits from an enclosed rear garden featuring a lawn, established planting and a generous block-paved patio area suitable for outdoor seating. Timber fencing provides a defined boundary, while the garden offers useful space for relaxing, entertaining or further landscaping.



Bathroom

1.36m x 2.26m (4'5" x 7'4")

The family bathroom is fitted with a white suite comprising a panelled bath with an overhead shower, pedestal wash basin and WC. The room is finished with large neutral wall tiles and benefits from a frosted window providing natural light and privacy.



Bedroom 1

4.15m x 3.26m (13'7" x 10'8")

A generously proportioned double bedroom featuring a large front-facing bay window, allowing plenty of natural light into the room. There is ample space for a double bed and bedside furniture, with the added benefit of built-in wardrobes providing practical storage.



Bedroom 2

3.26m x 2.63m (10'8" x 8'7")

A well-proportioned double bedroom offering ample space for a range of bedroom furnishings and storage. A large window allows plenty of natural light into the room, creating a bright and versatile space.



Bedroom 3

1.94m x 2.06m (6'4" x 6'9")

A compact single bedroom benefiting from a front-facing window and radiator. The room would also be well suited for use as a nursery, home office or study.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bretton Gardens, High Heaton, Newcastle upon Tyne, Tyne and Wear, NE7 7JT

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

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.

