

2 bed terraced house to buy in

St. Aidans Square, Holystone, Newcastle upon Tyne, Tyne and Wear, NE12 9SY

£155,000 Offers Over

x 2 x 1 x 1

Tenure

Freehold

Garage parking

Property features

- Two-bedroom end-terraced
- Ground-floor bathroom with underfloor heating
- Living room with character
- French doors opening onto the rear garden
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas

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 well-proportioned two-bedroom end-terraced home, pleasantly positioned within St. Aidans Square in Holystone. The property benefits from gas central heating, uPVC double glazing, a single garage and a generous garden extending around the side and rear of the house.

The accommodation is accessed via a pedestrian walkway, with the single garage positioned on the right-hand side. A gated entrance opens into the front garden, with the entrance door leading directly into the fitted kitchen. From the kitchen, there is access to a ground-floor bathroom featuring underfloor heating, as well as the living room, which benefits from a characterful exposed-brick fireplace and large French doors opening directly into the rear garden.

To the first floor, the spacious main bedroom is positioned at the front of the property and benefits from two windows providing plenty of natural light. The second bedroom is situated at the rear, overlooking the garden and featuring a useful built-in storage cupboard.

Externally, the property enjoys a good-sized garden which extends around the side and rear of the house, comprising lawned and paved seating areas alongside a freestanding timber storage shed. The separate single garage provides valuable additional parking or storage space.

Holystone is a popular residential area offering convenient access to local shops, schools and everyday amenities, alongside excellent road links to the A19, Newcastle city centre and the surrounding coastal areas.

Early viewing is highly recommended to appreciate the accommodation, outdoor space and potential this property has to offer. To arrange your viewing, please contact Pattinson Estate Agents Forest Hall on 0191 215 0677 or email forest.hall@pattinson.co.uk. Pattinson Forest Hall branch

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £155,000

Property Type: Terraced House

Parking: Garage, Off Street

Heating: Gas

Garden

The property benefits from a good-sized garden which extends around the side and rear of the house. The outdoor space is laid mainly to lawn with a paved seating area accessed from the French doors in the living room, providing space for outdoor furniture and entertaining. A freestanding timber storage shed is positioned to the side of the property, with a variety of established plants and shrubs completing the garden.



Living Room

3.96m x 3.99m (12'11" x 13'1")

A well-proportioned reception room featuring a characterful exposed-brick fireplace with a fitted stove and feature surround. The room offers ample space for a range of lounge furniture and benefits from wood-effect flooring, gas central heating and large uPVC double-glazed French doors positioned behind the television area, providing direct access to the rear garden.



Kitchen

3.65m x 3.42m (11'11" x 11'2")

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen includes a stainless-steel sink and drainer beneath a uPVC double-glazed window, an integrated oven with gas hob and extractor hood, and space for freestanding appliances. Further features include the wall-mounted gas boiler, patterned flooring and two internal doors, one providing access to the bathroom and the other leading into the living room.



Bathroom

1.70m x 2.38m (5'6" x 7'9")

The ground-floor bathroom comprises a panelled bath with mixer taps and shower attachment, a pedestal wash basin and a low-level WC. The room benefits from tiled walls and flooring, recessed ceiling lighting and underfloor heating.



Bedroom 1

3.47m x 3.21m (11'4" x 10'6")

A generously sized double bedroom located at the front of the property, benefiting from two uPVC double-glazed windows providing plenty of natural light. The room offers excellent space for bedroom furniture and also features wood-effect flooring.



Bedroom 2

2.91m x 4.86m (9'6" x 15'11")

The second bedroom benefits from a uPVC double-glazed window overlooking the garden and a useful built-in storage cupboard. The room provides flexible space for use as a bedroom or home office.



External

The property is approached via a pedestrian walkway, with the single garage positioned first on the right-hand side. Continuing along the path leads to a gated entrance opening into the front garden, where a pathway provides access to the entrance door leading directly into the kitchen.



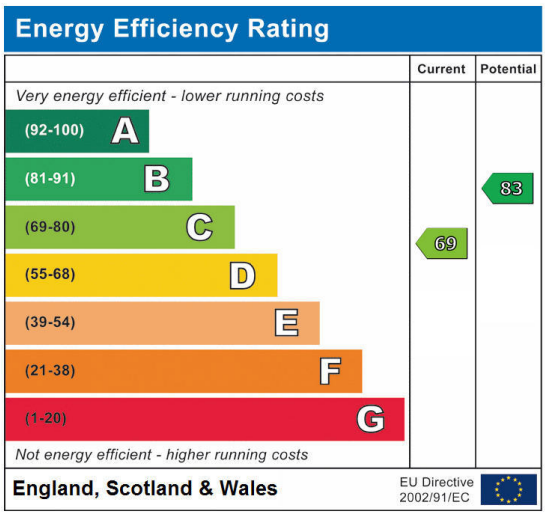
Approx Gross Internal Area
68 sq m / 737 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft

First Floor
Approx 33 sq m / 355 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.



St. Aidans Square, Holystone, Newcastle upon Tyne, Tyne and Wear, NE12 9SY

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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