



### 3 bed end of terrace house to buy in NE3

Lesbury Chase, Gosforth, Newcastle upon  
Tyne, Tyne and Wear, NE3 2NN

**£190,000** Offers Over

🏠 x3 🚗 x1 🚗 x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Council Tax Band B
- ✓ EPC C
- ✓ Garage And Driveway
- ✓ Two Reception Rooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to bring to market this ideally located, three-bedroom end-of terraced house situated in the highly desirable area of Gosforth, Newcastle upon Tyne.

This impressively sized home benefits from an EPC rating of C, demonstrating reasonably lower running costs which gives potential homeowners peace of mind. Falling within Council Tax Band B, the property ensures more affordable running costs.

Internal inspection will reveal a spacious and thoughtfully arranged layout, consisting of two ample reception rooms. These light, airy spaces are perfect for entertaining or providing family living space. The three bedrooms are generously proportioned and well-appointed, each offering ample storage space. A neat bathroom complements this property.

Beneficial to residents is the presence of both a garage and driveway, providing off-street parking and additional storage along with gardens to three sides. The provision of these facilities is a premium asset for this type of property, guaranteeing convenience to homeowners.

This centrally situated end terrace home stands proudly in Gosforth, Newcastle upon Tyne, an area known for its vibrant locale and excellent proximity to local amenities, schools, and public transport links.

Imminently welcoming, this property opens up the doors to comfortable living in a highly sought-after part of the city. Whether you're a first-time buyer, a growing family, or looking to downsize, this property is a beautiful prospect that is sure to prove popular. Be sure to arrange a viewing quickly to avoid missing out on a unique Residential Sale opportunity.

Council Tax Band: B

Tenure: Freehold

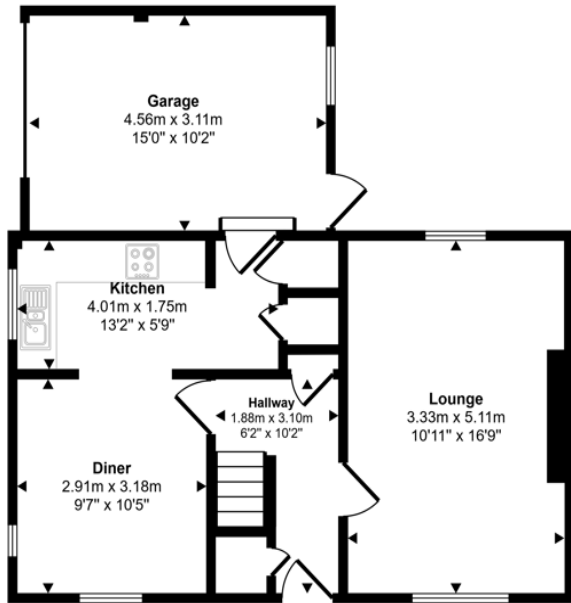
Price: Offers Over £190,000

Property Type: End of terrace house

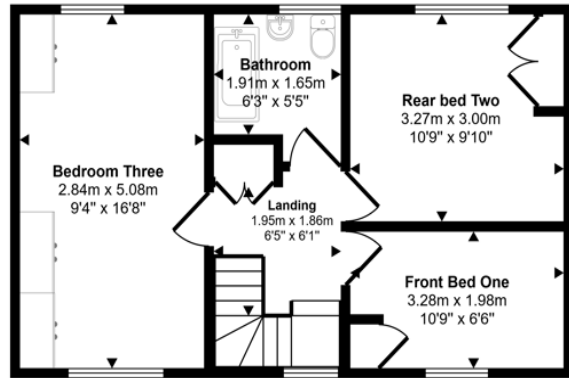
Parking: Driveway & Garage

Heating: Gas

Approx Gross Internal Area  
100 sq m / 1080 sq ft



Ground Floor  
Approx 58 sq m / 622 sq ft



First Floor  
Approx 43 sq m / 458 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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