



pattinson 

## 4 bed semi-detached house to buy in NE3

Belsay Gardens, Newcastle upon Tyne, Tyne and Wear, NE3 2AU

**£340,000** Offer Over

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Council Tax Band C
- ✓ EPC C
- ✓ Double Driveway
- ✓ No Onward Chain
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Gosforth are pleased to introduce this impressively spacious, semi-detached house situated on the highly sought-after estate of Red House Farm, in the vibrant city of Newcastle upon Tyne. This residential property is offered for sale with no onward chain, presenting a fantastic investment opportunity for any discerning homebuyer.

Boasting a remarkable arrangement of four sizable bedrooms, this property offers ample space for a growing family or working professionals in need of home office space. The three well-presented reception rooms provide a versatile living area, suitable for entertaining or relaxing. The property features two modern bathrooms, along with downstairs WC, ensuring ease and convenience for all residents. The heart of the home is undoubtedly the stunning, large kitchen/Diner, with views to the impressive enclosed rear gardens.

Set within Council Tax Band C, homeowners can be assured of reasonable local tax rates. This energy-conscious home benefits from an Energy Performance Certificate (EPC) rating of C, indicating its efficiency in terms of lower running costs.

One of the key draws of this property is its generous double driveway, offering wealth of off-street parking for multiple vehicles. This robust feature enhances the convenience and practicality of this desirable residence. Whilst the property also benefits from a spacious sectioned off rear garden, complete with patio area, raised decking and ample space for entertaining in the outdoors.

Proudly occupying a sought-after location in Newcastle upon Tyne, renowned for its thriving culture and rich history, this property provides easy access to an abundance of local amenities and strong transport links.

Modern interiors, a popular location, and comprehensive amenities make this semi-detached house an excellent real estate choice for prospective homeowners looking for space and comfort within the heart of Newcastle. Viewings are highly recommended to appreciate the full potential of this appealing property.

Council Tax Band: C

Tenure: Freehold

Price: Offer Over £340,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay 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: No

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: No

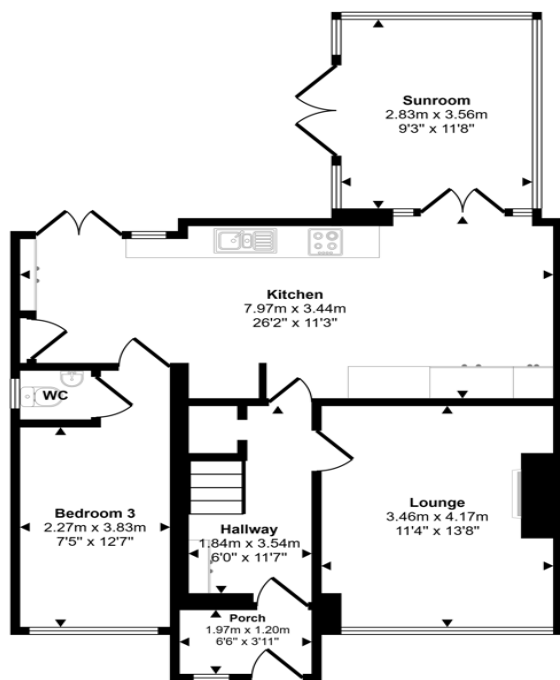
Sewerage: Standard UK domestic

Air conditioning: No

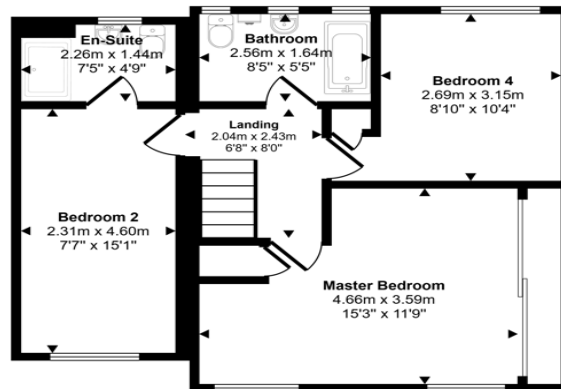
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
127 sq m / 1365 sq ft



Ground Floor  
Approx 73 sq m / 786 sq ft



First Floor  
Approx 54 sq m / 579 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>		84
(69-80) <b>C</b>	73	
(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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