



## 3 bed semi-detached house to buy in NE12

Victoria Court, West Moor, Newcastle upon Tyne, Tyne and Wear, NE12 7PE

# £225,000

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Beautifully Presented Three Bedroom Home
- ✓ Spacious Living Room With Feature Fireplace
- ✓ Driveway Providing Off-Street
- ✓ Ideal First Time Buy Or Family
- ✓ 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

## Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom family home situated within the sought-after Victoria Court, West Moor. Ideally located close to local shops, well-regarded schools, amenities and excellent transport links into Newcastle and surrounding areas, this stylish property would make an ideal purchase for first-time buyers, growing families or those looking for a home ready to move straight into.

The property has been tastefully decorated throughout and briefly comprises a welcoming entrance hallway, spacious lounge, modern kitchen/dining room, three bedrooms and a contemporary family bathroom. Externally, the property benefits from a double driveway to the front providing off-street parking, whilst to the rear there is a generous enclosed garden with both lawned and paved areas along with a freestanding shed.

Properties within this location are highly popular and early viewing is strongly advised.

To arrange a viewing, please contact Pattinson Forest Hall on 0191 215 0677 or email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk).

Council Tax Band: C

Tenure: Freehold

Price: £225,000

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: 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

## External

To the front of the property there is a double driveway providing off-street parking convenient off-street parking. The property occupies a pleasant position within a quiet residential street.



## Living Room

3.21m x 5.03m (10'6" x 16'6")

A spacious and beautifully presented living room finished with modern neutral décor and soft grey carpeting. The room benefits from a feature fireplace with decorative surround along with ample space for furnishings, creating an excellent setting for both relaxing and entertaining.



## Kitchen/Dining Room

4.42m x 2.64m (14'6" x 8'7")

A stylish and contemporary kitchen/dining room fitted with a range of modern wall and base units with contrasting work surfaces and integrated cooking appliances. The dining area offers excellent space for family dining and entertaining, whilst natural light creates a bright and airy feel throughout.



## Bedroom 1

2.40m x 3.51m (7'10" x 11'6")

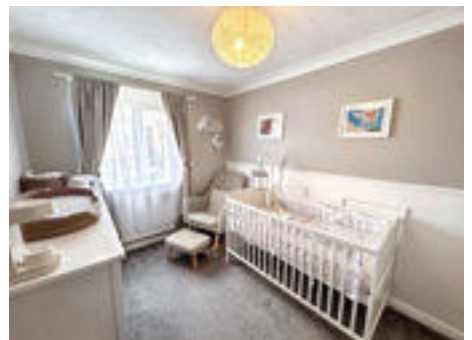
A generous double bedroom tastefully decorated in modern tones and benefiting from ample space for furnishings. A bright and comfortable principal bedroom.



## Bedroom 2

2.40m x 3.40m (7'10" x 11'1")

Another spacious and well-presented bedroom currently utilised as a nursery. Offering excellent floor space for a range of furnishings, this room would also make an ideal guest bedroom or children's room.



## Bedroom 3

2.63m x 1.86m (8'7" x 6'1")

A versatile third bedroom currently being used as a home office. Despite being the smaller bedroom, the room comfortably accommodates a desk, wardrobe and bookcases, making it ideal for those working from home, a dressing room or nursery space.

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## Bathroom

2.07m x 1.92m (6'9" x 6'3")

A modern family bathroom fitted with a white three-piece suite comprising low-level WC, vanity wash hand basin and panelled bath with shower and glass screen. Finished with contemporary tiled walls and stylish flooring.




## Garden

To the rear there is a good-sized enclosed garden featuring both lawned and paved areas, ideal for outdoor seating and family use. The garden also benefits from a freestanding shed providing useful external storage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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