



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

High Meadows, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4PW

# £140,000

🏠 x3 🪑 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ EPC D
- ✓ Council Tax Band B
- ✓ Vacant Possession
- ✓ Popular Location
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson's Gosforth are pleased to present this delightful semi-detached, three-bedroom property located in the highly desirable area of Montagu, Kenton, Newcastle upon Tyne. Available with vacant possession, this residential sale is ready for a fresh start – a perfect opportunity for first-time buyers or investors.

Internally, the property comprises: Entrance hallway, downstairs WC, open plan lounge, kitchen diner, three generously sized bedrooms, and well proportioned bathroom. The property also has an enclosed rear garden with side entrance.

Coming with an EPC rating of D, this property is fairly energy efficient with a scope for potential improvements that could save you money in the long run. The council tax is classified under Band B, keeping your annual expenses to a moderate level.

Situated in the much sought-after neighbourhood of Kenton, this house offers the chance to be part of a bustling community while enjoying the comforts of a tranquil, suburban atmosphere. The local amenities are within walking distance and good schools are just around the corner.

Overall, this property offers more than just bricks and mortar – it presents a lifestyle opportunity. It narrates the tale of traditional comforts blended with potential modern upgrades. Schedule your viewing today and do not miss the chance to turn this house into your new home, or next investment.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 90

Price: Offers In The Region Of £140,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## External



## Living Room

4.47m x 4.75m (14'7" x 15'7")



## Kitchen & Dining room

4.47m x 2.65m (14'7" x 8'8")



## Downstairs WC



## Bedroom 1

2.60m x 4.22m (8'6" x 13'10")



## Bedroom 2

2.56m x 3.15m (8'4" x 10'4")



## Bedroom 3

1.80m x 2.08m (5'10" x 6'9")



## Bathroom

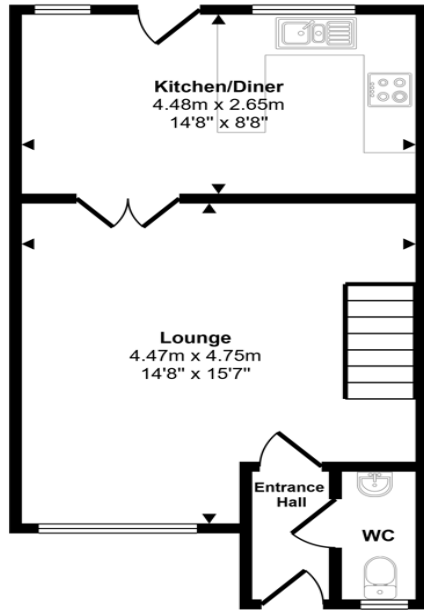
1.79m x 2.11m (5'10" x 6'11")



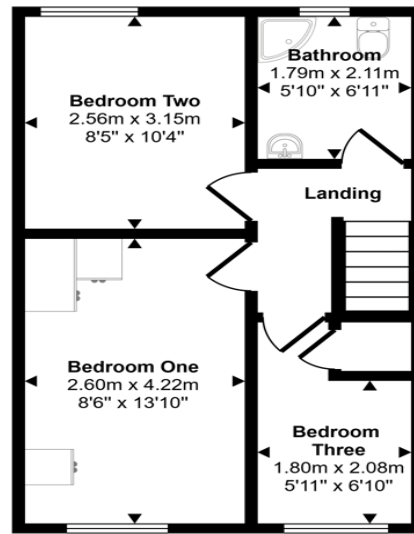
## Garden



Approx Gross Internal Area  
70 sq m / 757 sq ft



**Ground Floor**  
Approx 36 sq m / 391 sq ft



**First Floor**  
Approx 34 sq m / 365 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>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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

High Meadows, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 4PW

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.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.

