



To buy

3 bed terraced house to buy in

Bath Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1UH

£475,000

🛏 x3 🚿 x1 🚿 x2

Tenure

Freehold

Off Street parking

Property features

- ✓ EPC E
- ✓ Council Tax Band D
- ✓ Period Features Throughout
- ✓ Incredible location
- ✓ EPC Rating E

Key Information

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

Description

Pattinson are thrilled to offer for sale, in the highly-desirable area of Gosforth, Newcastle upon Tyne, this beautiful 3-bedroom terraced house brimming with charming period features throughout.

Upon entering the property, you'll immediately gain a sense of its rooted history and timeless elegance enhanced by period details, including ornate cornice work, original fireplaces, and sash windows. Each room is generously proportioned and filled with natural light, providing aesthetically pleasing spaces for both relaxation and entertaining.

This grand residence boasts two reception rooms, kitchen/diner with separate utility room. To the first floor lie, three spacious bedrooms and a well-appointed four piece bathroom supplemented by high-quality fixtures. The house caters to modern living expectations whilst also maintaining its historical essence.

To the outside the property benefits from a city garden to the front aspect and rear space, including off street parking entered through the electric roller shutter.

The property is in EPC rating band E, demonstrating it meets standard energy efficiency criteria. Additionally, it falls under the Council Tax band D.

This property is nestled in the heart of Gosforth, the house provides easy access to all local amenities including shopping precincts, restaurants, highly regarded schools, and enviable public transportation links. Its location promises an excellent balancing act between the tranquillity of suburban living and the convenience of city life.

Offered with no onward chain. Invest in the promise of a home that marries traditional elegance with functional design. Anticipate a living experience defined by comfort and class in this splendid period terraced house in Gosforth, Newcastle upon Tyne.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £475,000

Property Type: Terraced House

Parking: Off Street, On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

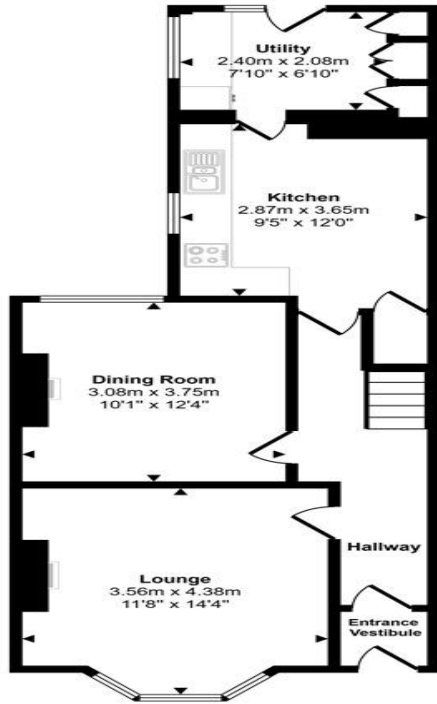
Sewerage: Standard UK domestic

Air conditioning: No

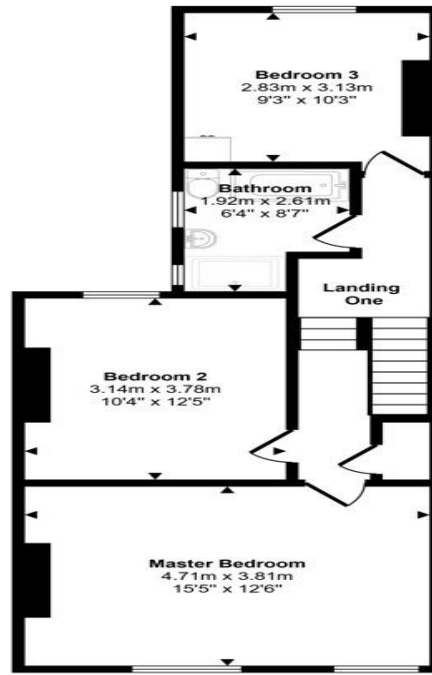
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft



First Floor
Approx 54 sq m / 580 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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