



pattinson 

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

Cheswick Drive, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 5DS

**£240,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

-  Popular Location
-  Council Tax Band B
-  EPC C
-  No Onward Chain
-  EPC Rating C

## Key Information

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

## Description

Pattinson Gosforth are delighted to introduce to the market this charming 3-bedroom semi-detached house, prominently situated in the highly sought-after area of Gosforth, Newcastle upon Tyne. This property is sure to appeal to a range of buyers due to its popular location.

The welcoming frontage to the property boast a front garden and driveway for multiple cars.

Upon entrance through the porch area, the property offers a generous living space with one warm and inviting reception room, ideal for comfortable family living or entertaining guests. The modern kitchen/Diner offers a range of uses for the new occupants, whilst leading out to the large enclosed rear garden. The three bedrooms are well-proportioned, offering ample sleeping accommodations to cater to various family sizes. The property also boasts a tastefully finished bathroom featuring modern fixtures and fittings.

Taking into account its Council Tax Band B classification, prospective buyers will find this property to be economically friendly and an advantageous purchase. The Energy Performance Certificate (EPC) status is currently C, showing a great potential for energy savings.

The location of the house cannot be overstated. Gosforth is a preferred residential area, renowned for its excellent community facilities, well-regarded schools, and easy access to a host of local amenities. Being in such a popular location, the property offers the perfect balance of community living and the convenience of city life.

Ideal for families, first-time buyers, or investors, this property is offered for residential sale. Prompt viewing is highly recommended to fully appreciate what this splendid property has to offer. Book your viewing today and discover your next dream home.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £240,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 87        |
| (69-80) <b>C</b>                                   | 74                         |           |
| (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<br>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](http://www.mandairs.co.uk)**

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