



pattinson 

## 3 bed semi-detached house to buy in NE13

Beacon Drive, Brunswick Green,  
Newcastle upon Tyne, Tyne and Wear,  
NE13 7HA

# £240,000

 x3  x1  x1

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ EPC C
- ✓ Council Tax Band C
- ✓ Popular Location
- ✓ Garage And Driveway
- ✓ 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: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Gosforth are delighted to present to the market this charming 3-bedroom semi-detached house located in the highly sought-after area of Brunswick Green, Newcastle upon Tyne. This residential property comes with an energy performance certificate (EPC) rating of C showing great value on energy costs.

Upon entrance you are greeted by the spacious entrance hallway, leading off to a downstairs WC, Study, lounge/Diner, a welcoming space that lends itself to numerous layout options for entertaining or relaxation. The kitchen comes with a range of floor and wall units, with an abundance of bench space and the added bonus of a utility room, with access to the rear garden, garage and driveway.

The property benefits from 3 well-proportioned bedrooms, two of which have built in wardrobes and offer ample private space for each family member or perfectly serve for hosting guests. The modern bathroom is fully equipped and designed to exude a bright and refreshing ambience.

Comfortably falling within Council Tax Band C, prospective buyers can anticipate economical rates which make for affordable living along with being eco-conscious owing to the property's C energy rating.

Enjoying a splendid location in Brunswick Green, the potential homeowner will find themselves in a hugely popular area that can fully cater to your everyday needs, with ample amenities and various points of interest nearby.

Overall, this presentable semi-detached house offers an excellent living space coupled with a desirable location, making it an ideal opportunity for those looking to settle down or to grow their residential portfolio. We highly encourage early viewing to fully comprehend what this property can offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 999

Service Charge Review Period: £15 per year

Price: Offers In The Region Of £240,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

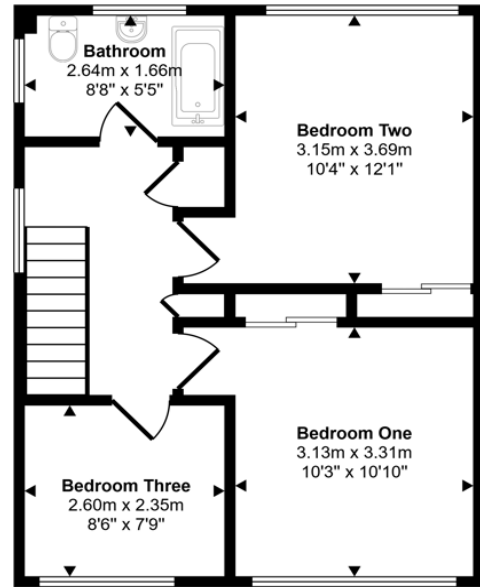
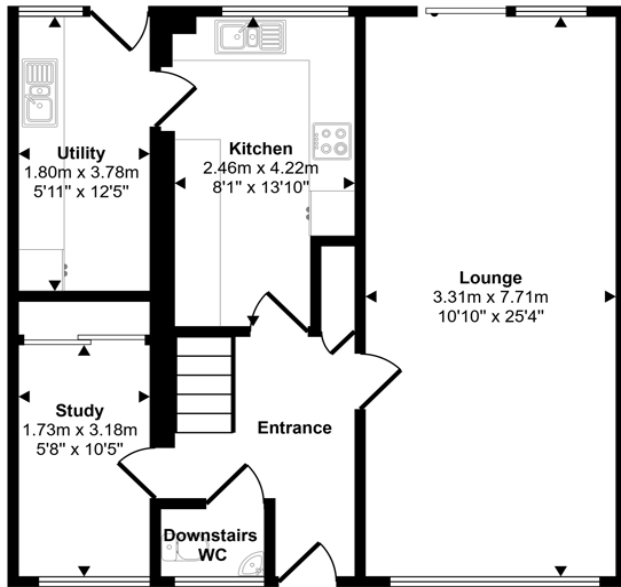
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area  
106 sq m / 1144 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>		
(69-80) <b>C</b>	70	76
(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	

Beacon Drive, Brunswick Green, Newcastle upon Tyne, Tyne and Wear, NE13 7HA

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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