



pattinson 

**3 bed terraced house to buy in**  
Beacon Street, Low Fell, Gateshead, Tyne  
and Wear, NE9 5XN

**£250,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Council Tax Band C
- ✓ Highly Sought After Location
- ✓ EPC C
- ✓ Close to Local amenities
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinsons are delighted to offer market, this delightful and charming 3-bedroom terraced house. Offered with no onward chain and available now, for residential sale in the highly desirable area of Low Fell, Gateshead. This impressive property demonstrates a perfect blend of traditional character and modern functionality, making it an ideal family home.

The house offers a capacious layout, consisting of: the ground floor you enter via the spacious entrance vestibule, where you will find two spacious and well lit reception rooms, kitchen with separate utility space and access to both the rear garage and enclosed rear area. The first floor comes complete with a spacious bathroom, with standalone shower, bath and basin with a separate WC. Three evenly proportioned bedrooms complete the layout of the first floor.

The home benefits from being ranked in Council Tax Band C, which is a great economic advantage. The EPC rating of C, ensuring future occupants have the potential to optimise the energy performance.

A noteworthy point for potential buyers is the property's location. Low Fell, a sought-after suburb in Gateshead, is well-known for its community spirit, local amenities, and excellent transport links. You'll find yourself just moments away from various shops, highly regarded schools, and local parks, ensuring everything you need is within easy reach.

This property is more than just a house, it is a home ready for you to create long-lasting memories in. To avoid disappointment, we highly advise scheduling a viewing at your earliest convenience. This home truly needs to be seen in person to fully appreciate its unique and abundant offerings.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £250,000

Property Type: Terraced House

Parking: Garage, On Street

Heating: Gas

Approx Gross Internal Area  
135 sq m / 1454 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 bedroom 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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:

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

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