



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

Huntingdon Close, Newcastle upon Tyne,  
Tyne and Wear, NE3 2XY

**£200,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Council Tax Band B
- ✓ EPC C
- ✓ Popular Location
- ✓ Close to Local amenities
- ✓ EPC Rating C

Driveway & Garage parking



## Key Information

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

## Description

Pattinson Gosforth, proudly present to the market for Residential Sale, this charming 2-bedroom semi-detached house is situated in a highly popular location in Newcastle upon Tyne. Close to local amenities, local shops and fantastic transport links.

The interior comprises of entrance Porch, well lit lounge, a large kitchen with ample wall and base units. The first floor comprises, two well-proportioned bedrooms, a sizable, recently fitted, well-maintained bathroom.

To the exterior, the front is presented with a lawned area, driveway, access to the garage and side and rear gardens. The rear of the property is blessed with a sizeable enclosed space, lawns, patio area and additional side access to the garage.

This property boasts of its efficient energy performance with an EPC rating of 'C', ensuring not only your comfort, but contributing to a more environmentally friendly and economical home. This dwelling falls under Council Tax Band 'B', making it an economical choice for small families, couples or professionals seeking their next steps on the property ladder.

Location is always significant when considering a new home, and this property truly shines, nestled in one of Newcastle Upon Tyne's most desirable locales. Enjoy the convenience of nearby amenities, the friendly community, and the exuberant city life that Newcastle Upon Tyne is well known for.

An enticing opportunity for first time buyers, investors or professionals alike, this property holds significant potential for the right owner. Find yourself enamoured by the charm and potential of this homely abode in a prime, sought-after location. Interested parties are advised to arrange a viewing at their earliest convenience to secure this splendid prospect.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

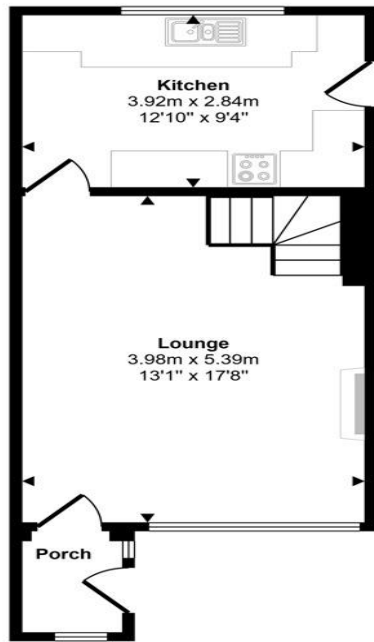
Sewerage: Standard UK domestic

Air conditioning: No

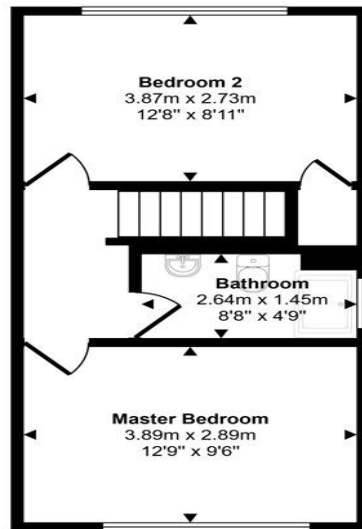
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
68 sq m / 730 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 33 sq m / 351 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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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