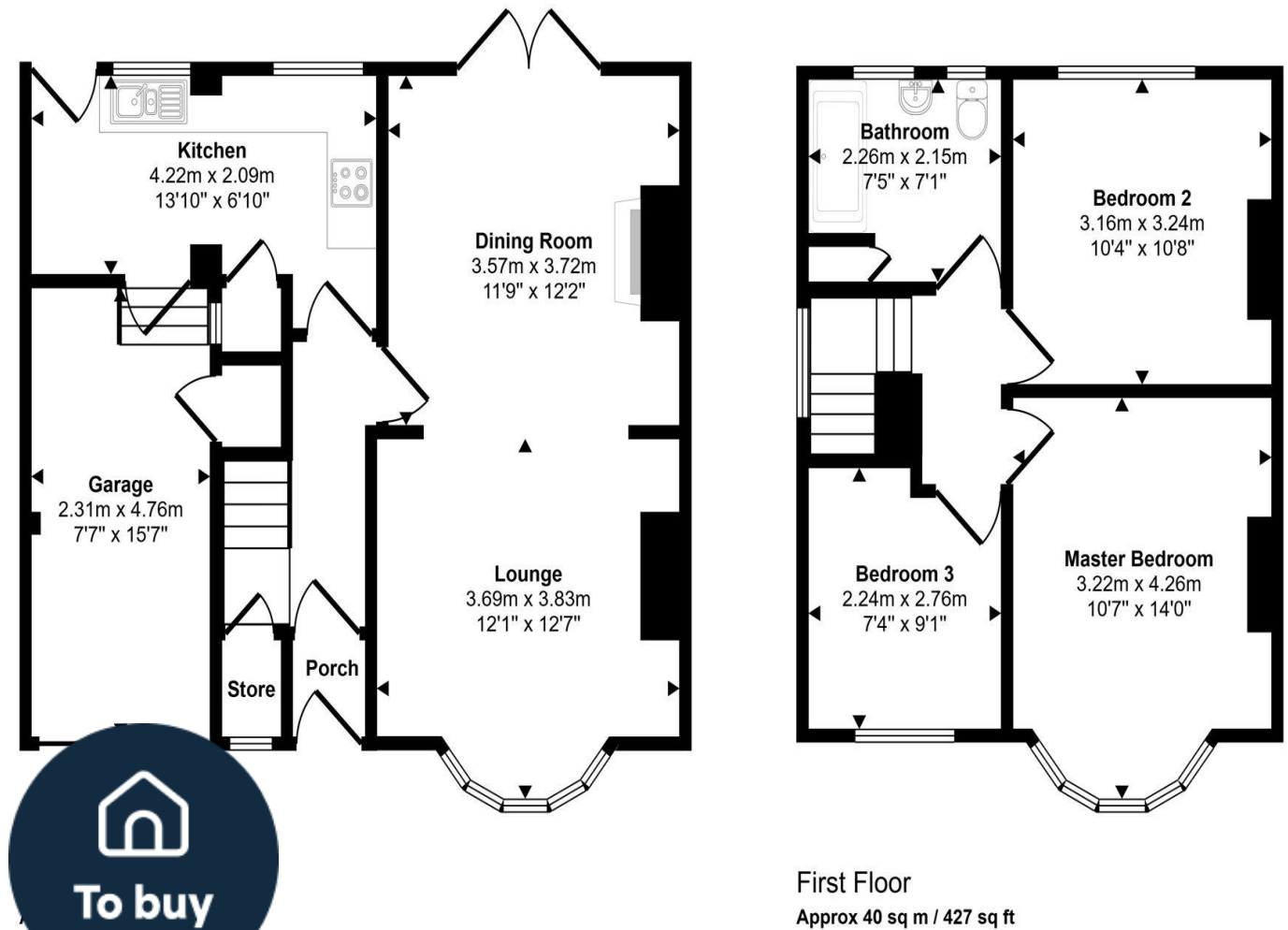


Approx Gross Internal Area  
97 sq m / 1040 sq ft



First Floor  
Approx 40 sq m / 427 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.

## 3 bed semi-detached house to buy in NE15

Jedburgh Gardens, Denton Burn,  
Newcastle upon Tyne, Tyne and Wear,  
NE15 7DA

**£225,000** Offers Over

**H x 3** **D x 1** **B x 1**

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ Council Tax Band B
- ✓ EPC D
- ✓ No Onward Chain
- ✓ Garage And Driveway
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinsons are pleased to present this delightful 3-bedroom semi-detached property located in the amiable neighbourhood of Denton Burn, Newcastle upon Tyne.

This residence, boasting a wealth of recent improvements, including, recently replaced front door, kitchen and bathroom.

This home is perfectly designed for family living, boasts of three well-proportioned bedrooms that are complemented by one bright, family-sized bathroom. The home comprises two reception rooms, perfect for entertaining guests or spending time with family, making for versatile spaces to customise to your lifestyle preferences.

The home is in Council Tax Band B, making it a highly affordable choice for many families. With an Energy Performance Certificate (EPC) rating of D, the property offers a balanced combination of comfort and energy efficiency.

One of the prime selling points of the subject property is that it comes with No Onward Chain, making the purchase process much easier and more straightforward for potential buyers.

The property further benefits from a good sized, rear garden, driveway and garden to the front aspect and an integral garage (with additional under stair storage and electric roller shutter door).

This property, which is perfect for a Residential Sale, is situated amidst the calm and convenience of Denton Burn, Newcastle upon Tyne. With its array of local amenities and excellent transport links nearby, this property offers a blend of city life convenience and community charm.

This represents a fantastic opportunity whether you're a first-time buyer, looking for a family home or a savvy investor. Don't miss this chance to own a piece of property in one of the most sought-after locations in Newcastle upon Tyne. Please, get in touch with Pattinson Estate Agents today for more information and viewing arrangements.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

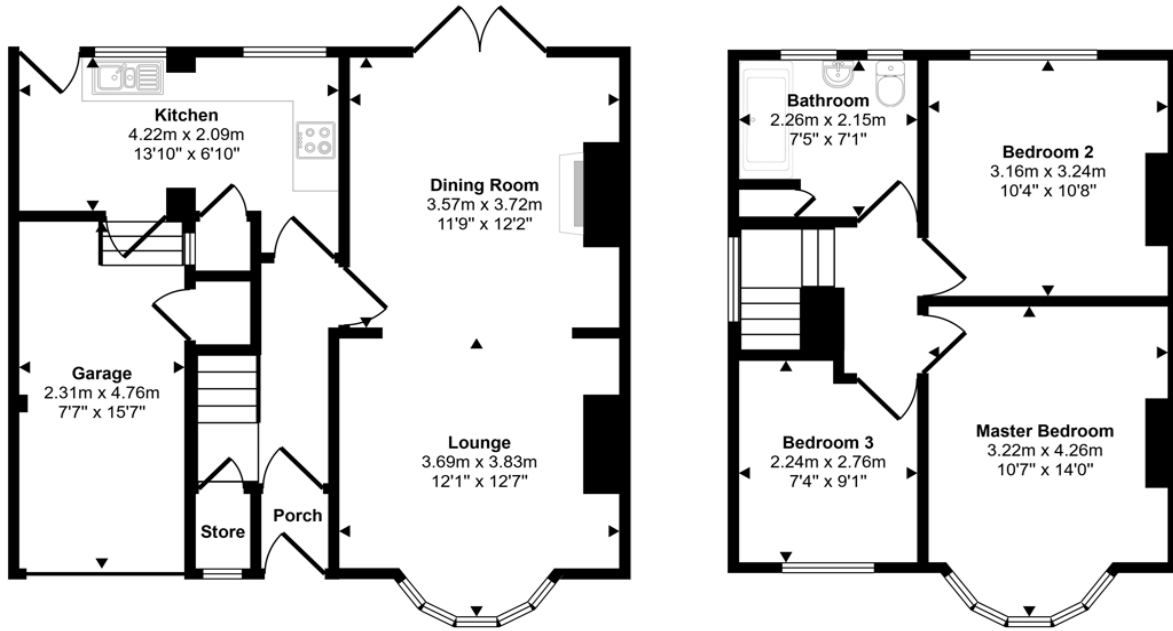
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 57 sq m / 613 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		53	
(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	

Jedburgh Gardens, Denton Burn, Newcastle upon Tyne, Tyne and Wear, NE15 7DA

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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