



### 3 bed semi-detached house to buy in NE12

Elizabeth Drive, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9QP

**£245,000** Offers Over

🏠 x3 🚿 x3 🚿 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ High quality family home
- ✓ Off street parking
- ✓ Generous Garden to the rear
- ✓ Refurbished loft space
- ✓ EPC Rating C

## Key Information

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

## Description

For sale, a superb semi-detached house located in the serene neighbourhood of Palmersville, Newcastle upon Tyne. A perfect living space for a family or for those seeking a spacious home in a quiet setting, this property boasts of three generously-sized bedrooms and three bathrooms.

The ground floor of this delightful dwelling introduces you to the heart of the home offering two reception rooms. These spaces offer great versatility and could easily serve as a lounge, dining room, or playroom perfect for flexible or family lifestyles.

Modern day essentials have not been overlooked with a gorgeous fully equipped kitchen designed for function and flair. The kitchen features two built-in ovens, stunning herringbone flooring throughout and Velux windows allowing natural light to flood in.

The property maintains a perfect balance of appeal and practicality; providing prospective buyers with a comfortable and convenient home. Offering a perfect blend of modern elegance and functional family living.

The three bedrooms are accommodating and airy, each decorated in a neutral palette offering the new homeowners an opportunity to add their own personal touch.

The loft space has been refurbished to a high standard, offering extra living space, with Velux windows, heating, electricity, shower room and WC.

Outdoors, the property benefits from a well-maintained garden, providing ample space for leisure and recreation or for those with green fingers to create a lush haven.

Located in the vibrant setting of Palmersville, Newcastle upon Tyne, this home is within a close-knit community with easy access to local amenities, schools, and transport links. Whether you're a family, a commuter desiring a residence near the city, or searching for your dream home, this semi-detached house presents a compelling opportunity.

For inquiries or to arrange a viewing, please get in touch with the Forest Hall Branch at your earliest convenience.

Video Tour: <https://tours.pattinson.co.uk/tour/1ga1g2245e>

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £245,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Porch

3.50m x 3.40m (11'5" x 11'1")

With double radiator and double glazed window



## Lounge

4.80m x 3.70m (15'8" x 12'1")

The main lounge offers a double-glazed windows to the front elevation, double radiator, designated alcove,



## Kitchen

6.40m x 2.70m (20'11" x 8'10")

This beautifully presented kitchen offers a range of wall and base units, boiler housing unit, double glazed windows side elevation, stainless steel sink, gas hob with splash back, stainless steel chimney extractor, two built in ovens, Juliet doors to the back garden, large vertical radiator, herringbone flooring and Velux windows



## Utility

1.90m x 1.70m (6'2" x 5'6")

The utility offers plumbing for washing machine and tumble dryer, low level WC, wash hand basin with vanity unit, downlights to the ceiling and double-glazed window to the side elevation.



## Lounge/Dining Room

6.30m x 3.80m (20'8" x 12'5")

This spacious lounge/dining area provides herringbone flooring throughout, bifold doors leading to the rear garden, built in storage, space for tv in wall, din



## Bedroom 1

3.50m x 3.40m (11'5" x 11'1")

The main bedroom provides built in storage space, single radiator and double glazed window to the front elevation.



## Bedroom 2

3.50m x 3.40m (11'5" x 11'1")

The second bedroom offers a single radiator, double glazed window to the rear elevation and built in storage and shelving.



## Bedroom 3

3.50m x 2.20m (11'5" x 7'2")

Single radiator, double glazed window to the rear elevation.



## Bathroom

3.30m x 2.00m (10'9" x 6'6")

The bathroom provides a double shower cubicle, panelled bath, low level WC, vanity unit, pedestal wash hand basin and double glazed windows side elevation.



## Loft

5.60m x 4.80m (18'4" x 15'8")

The refurbished spacious loft space offers three Velux windows (rear and front facing) brick feature wall, electrics, heating and door leading to a shower room.



## Shower Room

Velux window rear elevation, WC, shower



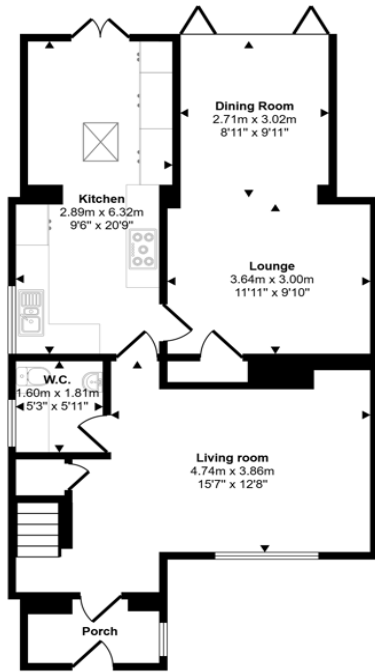
---

## Garden

9.60m x 16.10m (31'5" x 52'9")

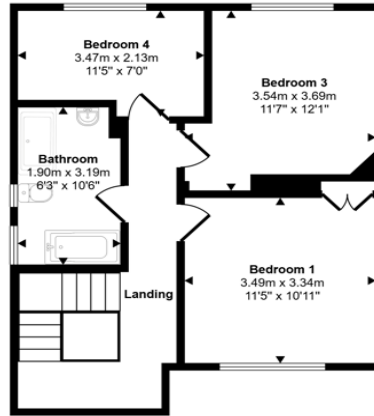


Approx Gross Internal Area  
150 sq m / 1616 sq ft

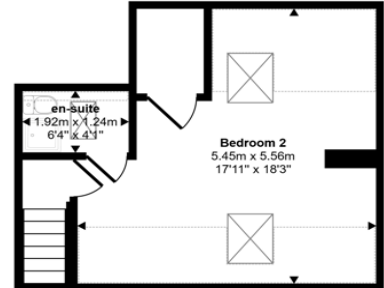


Ground Floor  
Approx 69 sq m / 742 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 49 sq m / 525 sq ft



Second Floor  
Approx 32 sq m / 349 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>			<b>81</b>
(69-80) <b>C</b>		<b>75</b>	
(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	

Elizabeth Drive, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9QP

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

