



## 2 bed ground floor flat to buy in

Hyde Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1AT

**£170,000** Offers Over

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC E
- ✓ No Onward Chain
- ✓ Central Location
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Gosforth, are pleased to present this ground floor flat, primely situated in the respected residential area of South Gosforth, Newcastle upon Tyne. This well-proportioned property boasts two generously-sized bedrooms, creating the perfect space for a small family or a professional couple.

The dwelling is complemented by a comfortable reception room; a perfect space to unwind after a long day, or to entertain guests. The home also features a well-kept bathroom that combines practicality with comfort to create a refreshing and functional space along with a fully functional kitchen.

Positioned in Council Tax Band A and with an Energy Performance Certificate (EPC) rating E, this flat is as economic as it is charming. Furthermore, this property comes with no onward chain, making your moving process as smooth and swift as possible.

This hidden gem presents as a fantastic opportunity for those in search of their first home or for a savvy buy-to-let investor, desiring a high-quality property within a sought-after locale. The charm of this property, and its highly desirable location, along with period features, ensure it will not be on the market for long. Secure a viewing today to avoid disappointment.

Please contact Pattinson Estate Agents directly to arrange a suitable time.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964 - peppercorn

Price: Offers Over £170,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

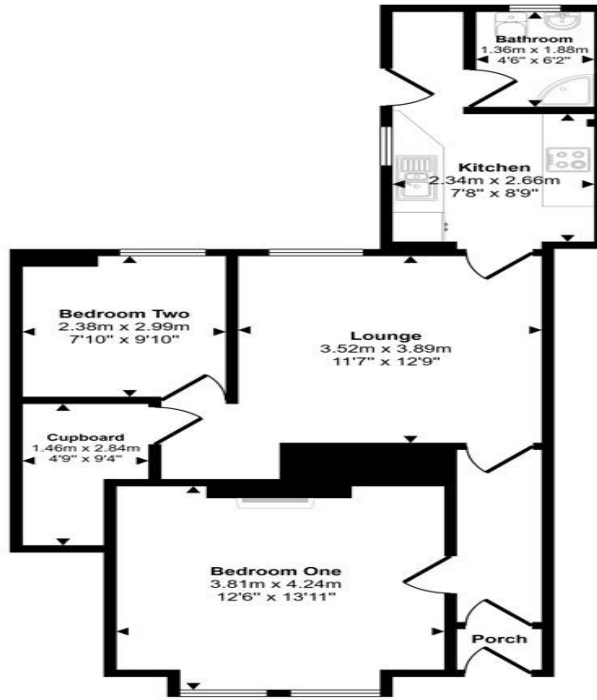
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
62 sq m / 662 sq ft



Floorplan

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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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	

Hyde Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1AT

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

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

