



pattinson 

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

Grasmere Place, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 2JA

**£270,000** Offer Over

 x3  x1  x2

Tenure  
**Freehold**

On Street parking

### Property features

-  Council Tax Band B
-  EPC C
-  Incredible Views
-  Central Location
-  EPC Rating C

## 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 are pleased to offer for sale this charming semi-detached house located in Central Gosforth, Newcastle upon Tyne. This delightful property offers a unique opportunity to own a home in one of the city's most sought-after locales, boasting not only a prime location, but also incredible views across the city of Newcastle golf course that are guaranteed to enamour every residence.

Offered with no onward chain, upon entering this lovely residence You will be greeted by a warm and welcoming entrance vestibule, leading to the spacious lounge diner, the stunning modern fitted kitchen, blessed with an abundance of wall and base units, bench space and integrated oven, hob and dishwasher. Further benefits to the ground floor is the addition of a utility room with downstairs WC. The first floor holds three well proportioned bedrooms, each flooded with natural light, along with a sizeable bathroom.

Amongst the great features of this property are the outdoor spaces, stunning views greet you when sitting on the patio or the green fingered can make the most of the green garden spaces on three sides of the property.

Residing under Council Tax Band B, offering great savings with the Energy Performance Certificate (EPC) is C, however the potential for eco-conscious home improvements presents a fantastic opportunity to blend modern sustainability with classic charm in an idyllic location.

Residents will appreciate the home for its comfort, but its enviable position truly sets it apart. Plan your morning with a cuppa as you are greeted with the incredible scenery that surrounds the property – it's a breath of fresh air and a feast for the eyes right at your doorstep. Located centrally within Gosforth you will be spoiled for choice in terms of amenities, from highly regarded schools, fantastic shopping or transport links that ensure access to the wider region in short order.

Act quickly and secure your viewing. This semi-detached property in Gosforth, Newcastle upon Tyne has all the makings of a loving family home – it is a residential sale you wouldn't want to miss. Experiences await in every corner of this delightful household. Make this your signature abode and create lasting memories.

Council Tax Band: B

Tenure: Freehold

Price: Offer Over £270,000

Property Type: Semi-detached house

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

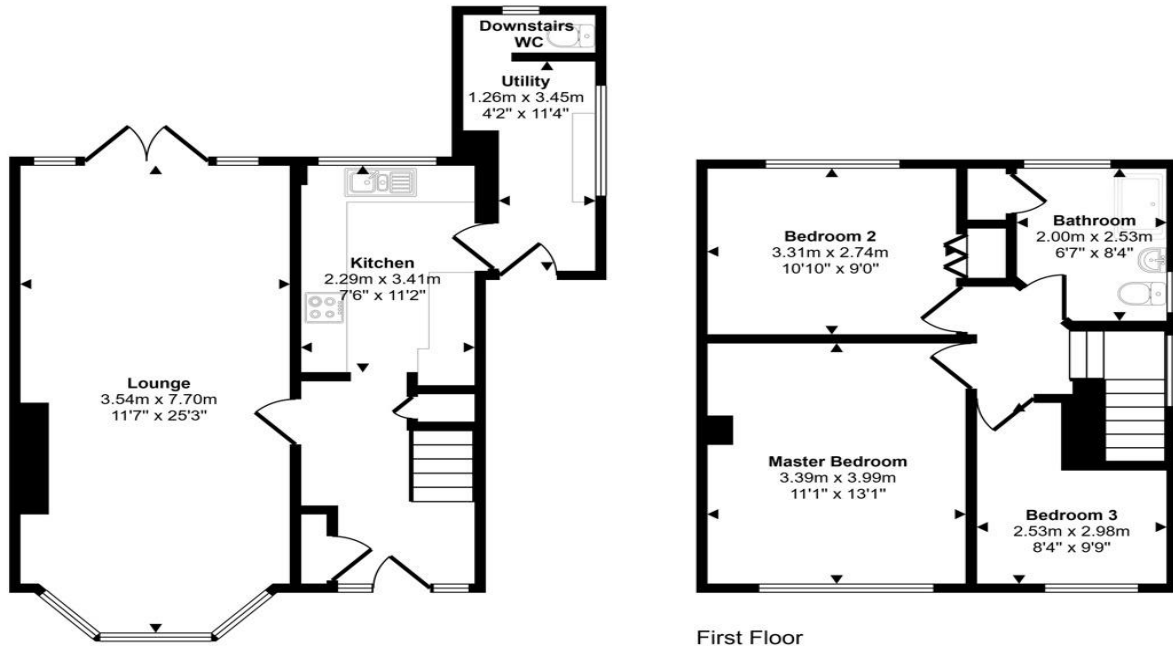
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
92 sq m / 985 sq ft



Ground Floor  
Approx 50 sq m / 538 sq ft

First Floor  
Approx 42 sq m / 447 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>			86
(69-80) <b>C</b>		70	
(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:

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

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