



### 3 bed upper flat to buy in NE3

Salters Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 4XJ

**£190,000** Offers Over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Council Tax Band A
- ✓ EPC C
- ✓ Vacant Possession
- ✓ Central Location
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Gosforth are pleased to introduce a delightful Upper Flat located in the prestigious area of Gosforth, Newcastle upon Tyne, near to the highly desirable Ashburton Village, this spacious property, is offered for Residential Sale. This property is pleasantly tucked away in one of Gosforth's most desired locales.

This charming property presents three well-proportioned bedrooms, offering plentiful space for development and personalisation. Each room is filled with an abundance of natural light, streaming in from large well-positioned windows that also offer a view of the lovely neighbourhood.

In addition to the bedrooms, the property boasts one generous reception room, which makes for a great entertainment space or relaxing lounge area. Furthermore, there's a single bathroom housing essential amenities, and a well-proportioned galley style kitchen, with plenty of wall and base units.

One of the major advantages of this flat is that it comes with Vacant Possession, meaning you can move in at your earliest convenience without the stress of arranging removal dates around existing tenants.

For administrative matters, Council Tax is set at Band A, making this an affordable choice when considering additional housing costs. Complete with an EPC rating of C, indicating a reasonably good efficiency level.

Overall, this superb upper flat presents a fantastic opportunity for those seeking a comfortable and stylish abode in Gosforth, Newcastle upon Tyne. Be sure not to miss out on this amazing property, get in touch with Pattinson Estate Agents for more information or to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 993

Ground Rent Review Period: peppercorn

Price: Offers Over £190,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

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: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

## External



## Kitchen

2.16m x 3.06m (7'1" x 10'0")



## Living Room

3.81m x 4.51m (12'6" x 14'9")



## Bedroom 1

3.82m x 4.85m (12'6" x 15'10")



## Bedroom 2

2.32m x 3.30m (7'7" x 10'9")



## Bedroom 3

2.32m x 2.58m (7'7" x 8'5")



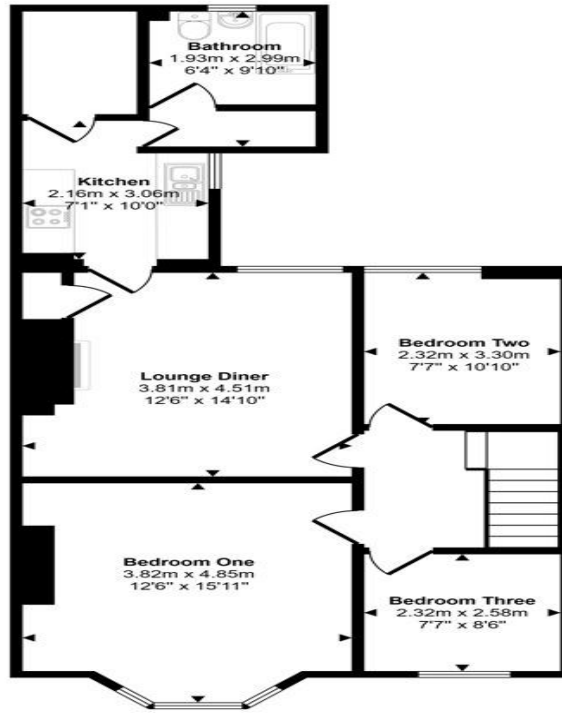
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## Bathroom

1.93m x 2.99m (6'3" x 9'9")



Approx Gross Internal Area  
73 sq m / 782 sq ft



First Floor

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>	71	77
(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	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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