



To buy

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

Matfen Place, Coxlodge, Newcastle upon Tyne, Tyne and Wear, NE3 3PR

**£310,000** Offers Over

🏠 x4 🪑 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Council Tax Band C
- ✓ EPC C
- ✓ No Onward Chain
- ✓ Recently Renovated
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ 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 present, this splendid 4-bedroom semi-detached house located in the tranquil neighbourhood of Coxlodge, Newcastle upon Tyne. A perfect fit for a growing family or an astute investor looking to expand their portfolio, the property is listed for Residential Sale, presenting no onward chain for a seamless transition.

Upon entering, you will be greeted by a generous entrance vestibule leading to two thoughtfully designed reception rooms, which can serve as functional family living areas or a blend of living and formal dining spaces. The layout provides flexibility for entertaining or casual family living.

The heart of the home is without doubt the gorgeous, recently fitted kitchen/Diner, featuring an abundance of floor and wall units, along with all mod-cons expected in a home of this standard including, integrated: oven, hob, extractor, fridge freezer and dishwasher, the room is blessed with natural light making this a perfect area to entertain. The ground floor is completed by the utility room and downstairs WC.

Found upstairs are the four bedrooms, all of which are fabulously sized for any needs you may have. The the stunning four-piece family bathroom finishes the upstairs of the property.

To the outside of the property, you will find the front garden along with a double driveway and integral garage. The property also benefits from a larger than average enclosed rear garden.

Benefitting from a Council Tax Band C rating, this property is both an economical and functional choice. With an EPC rating at Band C, it further indicates that the residence is fairly efficient in terms of energy use, reducing costs while caring for the environment, the property also comes with the benefit of fully owned solar panels, offering an extra reduction to your bills.

This property maintains a delicate balance between the rush of city life and the tranquillity of suburban living - the ideal setting for those who love the quiet life yet want the city within easy reach. The strategic location adds immense value to the property, with excellent access to local amenities, well regarded schools, public transport and the Tyne & Wear metro, are all within a short walk.

Expected to attract copious interest, we highly encourage early viewing to appreciate the full potential of this residence. Don't miss the opportunity to make this your perfect home.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £310,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

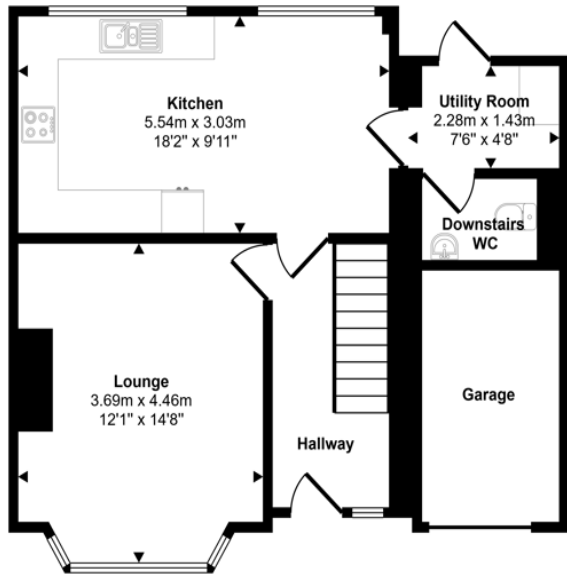
Sewerage: Standard UK domestic

Air conditioning: No

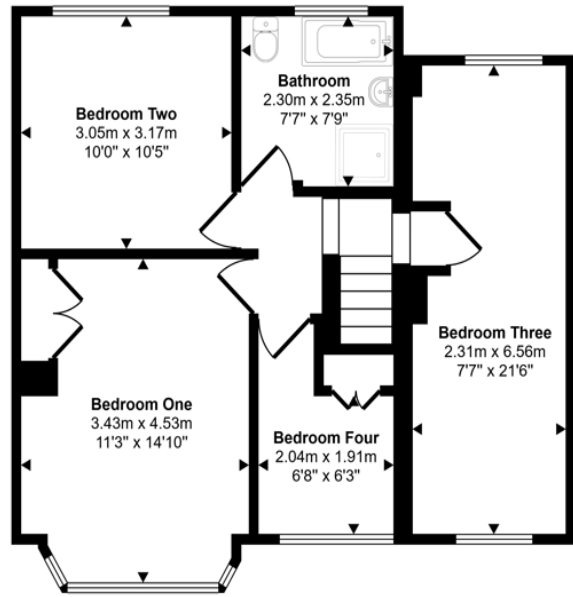
Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
116 sq m / 1252 sq ft



Ground Floor  
Approx 57 sq m / 616 sq ft



First Floor  
Approx 59 sq m / 636 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>		89
(69-80) <b>C</b>	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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