



## 2 bed terraced house to buy in

Huntingdon Close, Newcastle upon Tyne,  
Tyne and Wear, NE3 2XS

**£150,000** Offers Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Central Location
- ✓ EPC C
- ✓ Council Tax Band B
- ✓ No Onward Chain
- ✓ 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 present this charming, mid-terraced house. The property offers a superb residential sale opportunity, ideally situated in the heart of Newcastle upon Tyne. With 2 well-proportioned bedrooms, a tastefully designed reception room and a clean, modern bathroom, this home delivers both comfort and functionality.

As you step through the front door, you'll appreciate the bright and spacious living area providing a welcoming space to relax and entertain. The kitchen comes complete with a range of wall and base units, ideal for storage and meal prep! The first floor offers two bedrooms, with the plenty of room for rest and relaxation, each adorned with a contemporary design that harmonises style with comfort. The fully equipped bathroom echoes a clean and tranquil aesthetic, offering a peaceful retreat within the home.

To the outside, the property offers off-street parking to the front aspect, an enclosed low-maintenance rear garden and benefitting from the addition of a garage in the block located to the rear of this home.

The property is Band B for council tax and holds an EPC rating of C, underscoring its energy efficiency and low costs.

Living in this central location, residents will find themselves at the heart of Newcastle upon Tyne, conveniently close to a plethora of local amenities, transport links, excellent schools, shopping destinations and leisure facilities. The city's rich history and vibrant culture are all at your doorstep.

Do not miss the opportunity to make this property your new home, or a perfect investment opportunity in a prime area. This excellent terraced house is awaiting its new owners to enjoy the bustling, lively life Newcastle upon Tyne has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Terraced House

Parking: Off Street, Garage En Bloc

Heating: Gas

Electric: National Grid

Water: Direct mains water

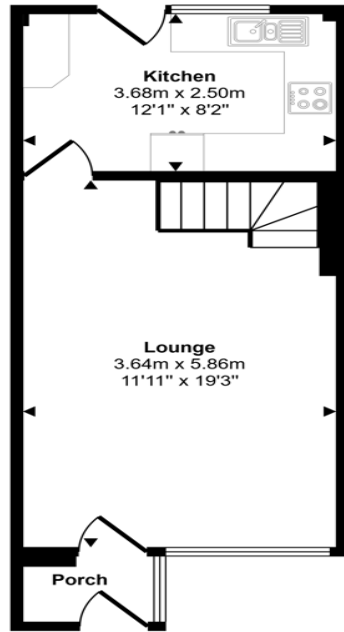
Sewerage: Standard UK domestic

Air conditioning: No

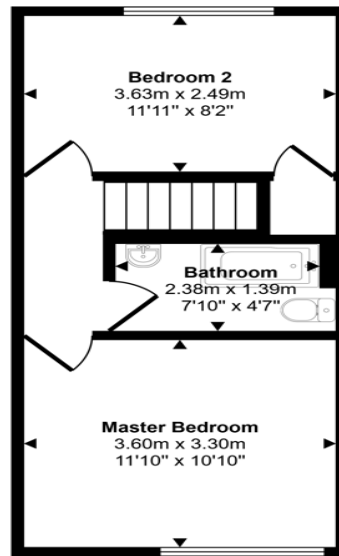
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
64 sq m / 685 sq ft



Ground Floor  
Approx 33 sq m / 355 sq ft



First Floor  
Approx 31 sq m / 330 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>		88
(69-80) <b>C</b>	73	
(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,**  
<https://www.simply-residential.co.uk/>

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