



To buy

pattinson

### 3 bed semi-detached house to buy in NE13

Mitford Gardens, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13 6LT

# £200,000

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ EPC C
- ✓ Central Location
- ✓ Period Features Throughout
- ✓ Garage And Double Driveway
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ 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 please to offer for sale this charming 3-bedroom semi-detached house in the centrally located suburb of Wideopen, Newcastle upon Tyne. This residence brings together both comfort and convenience perfect for modern living.

The property boasts of three well-sized bedrooms that provide ample space for customization as per personal style and requirements. There are also a two spacious reception rooms which offers a warm welcome to residents and guests alike, along with access to the sizeable rear garden. Completing the appeal of this home is the functional bathroom, with separate WC that promises ease and efficiency.

The house comes with a council tax band of C and EPC TBC, which signifies a lower overall running cost for the area. The property also has gas central heating and double glazing throughout

Provisionally located in a central area, the property provides easy access to local amenities such as shops, highly regarded schools, and public transportation. The location also offers the added advantage of a strong community and a safe, friendly environment perfect for all types of inhabitants. With ease of access to the A19 and A1 motorway and the wider region beyond.

In the bustling town of Wideopen, there is a perfect mix of urban conveniences and suburban tranquillity making this house an ideal purchase. Whether you are a first-time buyer or looking for a savvy investment opportunity, this property has excellent potential.

We urge you to arrange a viewing at the earliest to appreciate the unique combination of space, style, and location this property offers. Offering all the makings of a warm and inviting home, one can expect it to be an exciting addition to your real estate portfolio.

Please contact Pattinson Estate Agents for more information or to schedule a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

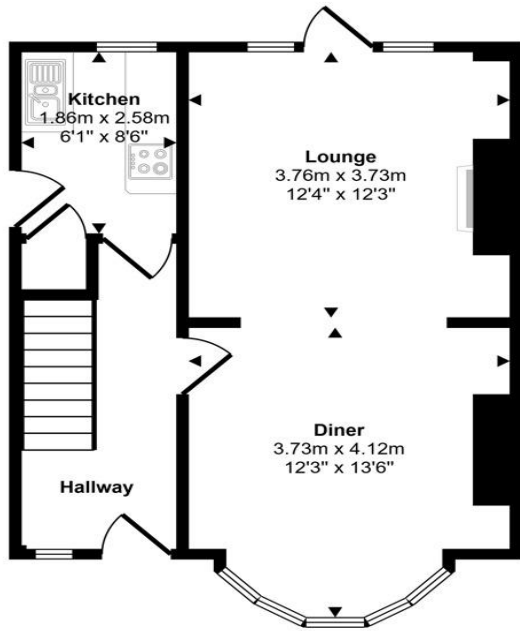
Sewerage: Standard UK domestic

Air conditioning: No

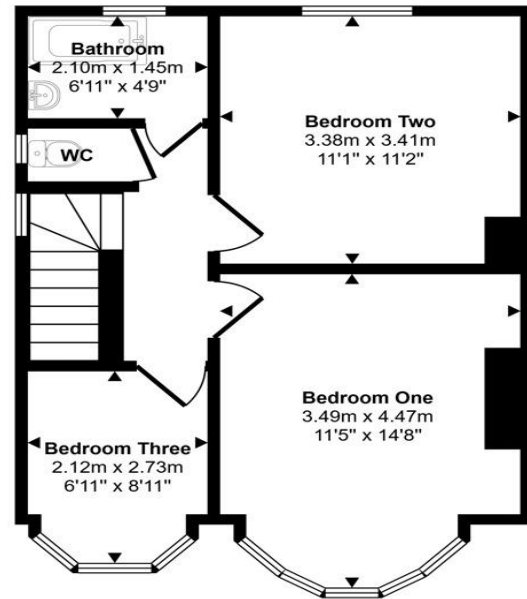
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
85 sq m / 918 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 43 sq m / 463 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>		83
(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>		
<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:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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