



### 3 bed semi-detached house to buy in NE7

Bretton Gardens, Cochrane Park,  
Newcastle upon Tyne, Tyne and Wear,  
NE7 7JT

**£260,000** Offers Over

 x 3  x 1  x 2

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ 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: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this three bedroom semi detached house situated within this favoured residential area. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge, dining room, utility/ storage room, kitchen with a good range of wall and base units, complimenting work surfaces, White double sink with mixer tap, tiled splashback space for appliances and door to the rear garden. To the first floor, three bedrooms and bathroom/WC.

Externally to the front is a large driveway providing off street parking for multiple cars and walled boundaries, to the rear is a private garden which is mainly laid to lawn with paved patio area, mature planted borders, summer house, shed. and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g247b8>

Please contact the Heaton Branch for further information or viewings

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £260,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is a large driveway providing off street parking for multiple cars and walled boundaries.



## Entrance Hall

With doors off to the lounge, dining room and stairs to the first floor.

## Lounge

*4.64m x 3.80m (15'2" x 12'5")*

UPVC double glazed walk in bay window to the front, electric fire set into feature surround and radiator.



## Dining Room

*4.64m x 2.69m (15'2" x 8'9")*

With UPVC double glazed sliding doors to the rear, stripped timber flooring and radiator.



## Kitchen

*4.39m x 1.80m (14'4" x 5'10")*

With a good range of wall and base units, complimenting work surfaces, White double sink with mixer tap, tiled splashback space for appliances and door to the rear garden.



## Utility/ Storage Room

*1.91m x 1.30m (6'3" x 4'3")*

UPVC double glazed doors leading out to the front of the property, plumbed for washing machine and shelves for storage.

## Downstairs WC

1.60m x 0.86m (5'2" x 2'9")

With low level WC and hand wash basin.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.52m x 3.52m (14'9" x 11'6")

UPVC double glazed walk in bay window to the front, feature fire surround, built in shelves and radiator.



## Bedroom Two

3.39m x 2.61m (11'1" x 8'6")

UPVC double glazed window to the front and radiator.



## Bedroom Three

2.07m x 2.03m (6'9" x 6'7")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.15m x 1.39m (7'0" x 4'6")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.

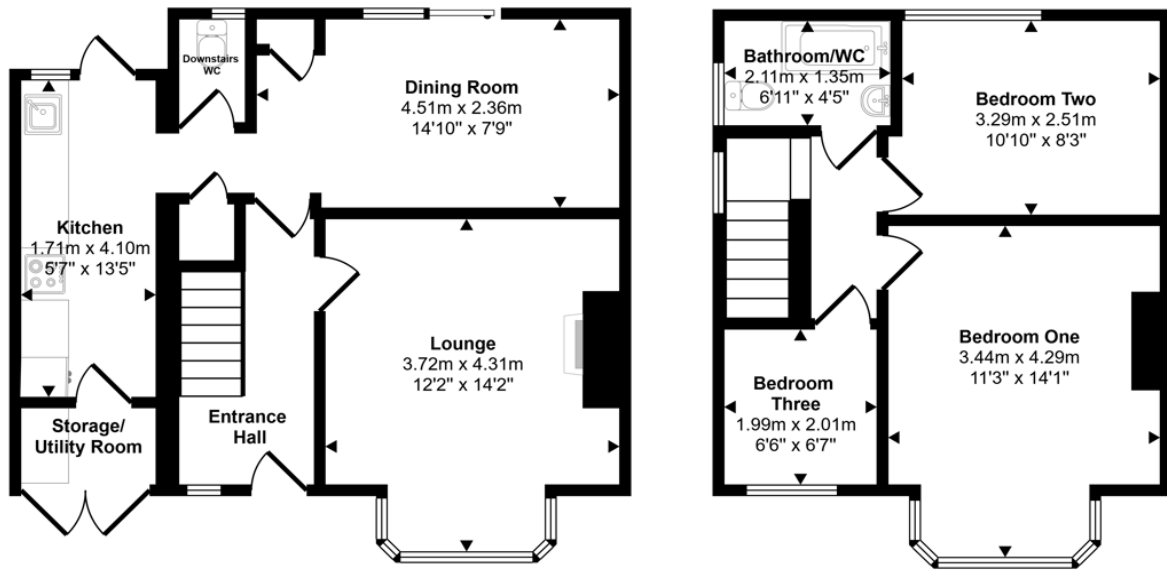


## Rear Garden

Private rear garden mainly laid to lawn with paved patio area, mature planted borders, summer house, shed and fenced boundaries.



Approx Gross Internal Area  
81 sq m / 876 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 35 sq m / 381 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>	69	
(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	

Bretton Gardens, Cochrane Park, Newcastle upon Tyne, Tyne and Wear, NE7 7JT

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

