



patinson 

## 2 bed ground floor flat to buy in

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

# £125,000

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Council Tax Band A
- ✓ EPC C
- ✓ Period Features Throughout
- ✓ Central Location
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ 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 delighted to offer for sale this enchanting ground floor flat, located in the charming area of Wideopen, Newcastle upon Tyne. This property exudes a wonderful sense of charm and character, blending beautifully with the locale.

This attractive property accommodates two generously sized bedrooms and a well-appointed bathroom. There is also an inviting reception room which is perfect for both relaxation and entertaining, providing a true testament to spacious flat living. The extended kitchen comes complete with a host of ground and wall units, offering plenty of storage potential whilst leading out to the enclosed, city garden to the rear of the property.

One of the standout features of this property is the delightful period features found throughout. These offer a tasteful nod to yesteryear and give the property a distinctive, charismatic feel.

Further noteworthy attributes include Council Tax Band A rating and an Energy Performance Certificate (EPC) rating of C, to indicate the property's energy efficiency.

Residing in Wideopen, you'll enjoy a sense of community vibe whilst also capitalising on the benefit of being in close proximity to Newcastle upon Tyne with its impressive array of amenities, eateries, leisure facilities, and excellent transport links.

Perfectly suited for a variety of buyers - from those taking their first step towards home ownership, to those seeking a comfortable and charming dwelling in a much-loved locale. This property truly caters to a wealth of buyers and opens up a multitude of opportunities.

We strongly recommend early viewing of this appealing, character-filled property to fully appreciate what it has to offer. Be captivated by its charm and make your residential property dreams come true.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964 - peppercorn

Price: Offers In The Region Of £125,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

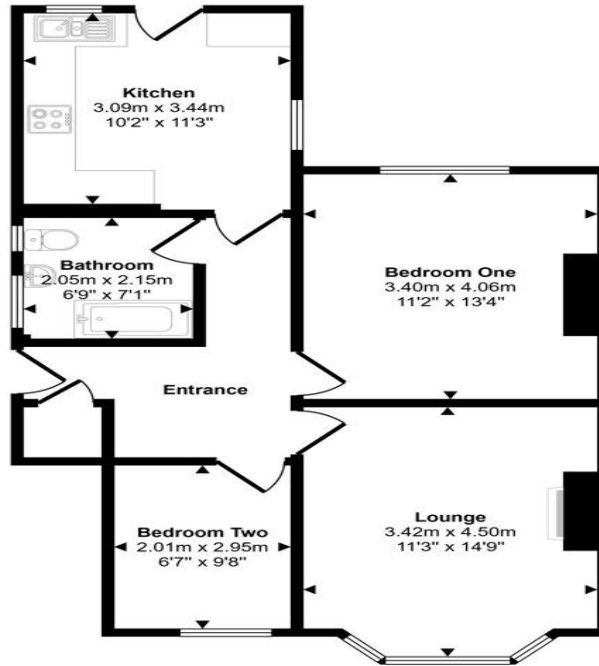
Water meter: No

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
61 sq m / 658 sq ft



Floorplan

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>	70	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:

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

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