



**3 bed detached house to buy in**  
Pottery Park, Newcastle upon Tyne, Tyne  
and Wear, NE6 3TS

**£195,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Three Bedrooms
- ✓ Detached House
- ✓ Desirable Location
- ✓ Double glazed and Gas Central
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ 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 well presented three bedroom detached house situated within this favoured residential development. 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, lounge, ground floor WC, kitchen/diner to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator. To the first floor three bedrooms (master with en-suite and family bathroom/WC).

Externally to the front is a driveway leading to the garage providing off street parking and to the rear is a private West facing garden mainly laid to lawn with raised beds, apple tree, pear tree paved area and fenced boundaries.

The property benefits from garage, 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/1ga1g28d34>

Please contact the Heaton Branch to arrange a viewing or for further information.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £195,000

Property Type: 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

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: 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 mainly laid to lawn with gravelled driveway leading to the garage providing off street parking.



## Entrance Hall

With door off to the lounge and stairs to the first floor.

## Lounge

4.87m x 3.07m (15'11" x 10'0")

UPVC double glazed window to the front and radiator.



## Kitchen/Diner

4.12m x 2.62m (13'6" x 8'7")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window and radiator.



## Downstairs WC

1.67m x 0.96m (5'5" x 3'1")

With low level WC, hand wash basin and radiator.



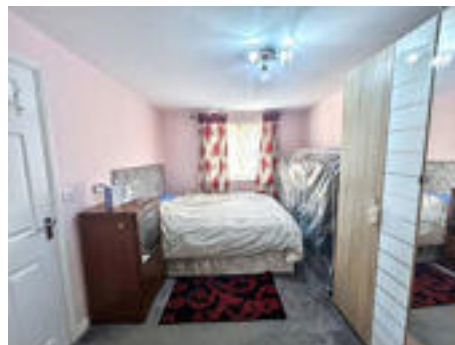
## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Master Bedroom

3.95m x 2.80m (12'11" x 9'2")

UPVC double glazed window to the front, en-suite shower room/WC and radiator.



## En-suite

2.79m x 1.08m (9'1" x 3'6")

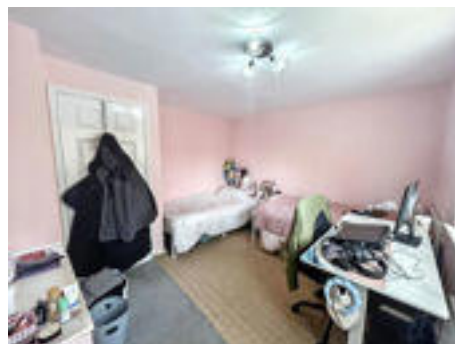
Three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls, tiled flooring, UPVC double glazed window and radiator.



## Bedroom Two

4.13m x 3.49m (13'6" x 11'5")

UPVC double glazed window to the front and radiator.



## Bedroom Three

3.56m x 2.11m (11'8" x 6'11")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

1.94m x 1.83m (6'4" x 6'0")

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

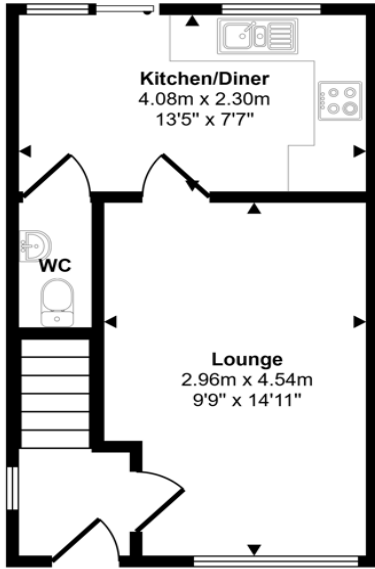


## Rear Garden

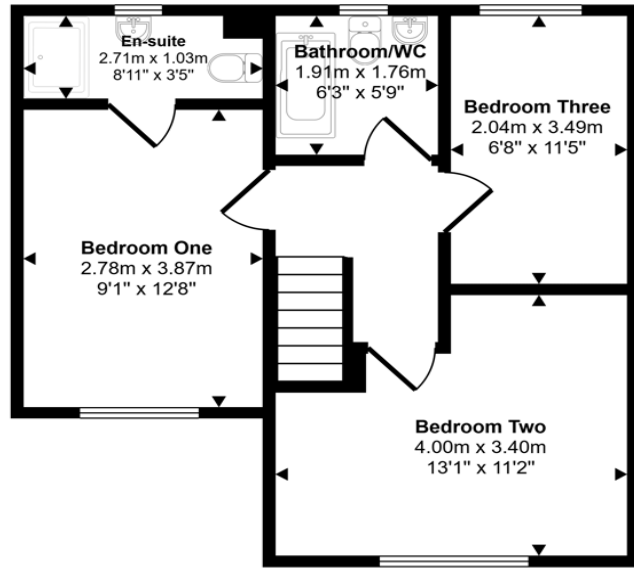
West facing rear garden mainly laid to lawn with raised beds, apple tree, pear tree, paved area and fenced boundaries.



Approx Gross Internal Area  
72 sq m / 771 sq ft



Ground Floor  
Approx 29 sq m / 307 sq ft



First Floor  
Approx 43 sq m / 464 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>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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	

Pottery Park, Newcastle upon Tyne, Tyne and Wear, NE6 3TS

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.

