




pattinson 

## 3 bed semi-detached house to buy in NE3

Cloverfield Avenue, Fawdon, Newcastle upon Tyne, Tyne and Wear, NE3 3NJ

**£240,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

## Property features

- ✓ EPC D
- ✓ Council Tax Band B
- ✓ Recently Renovated
- ✓ Double Driveway
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Gosforth are delighted to present to the market this beautifully designed, full refurbished, semi-detached property, located in the desirable locale of Fawdon, Newcastle upon Tyne. Close to local amenities with the Tyne & Wear metro a short walk away.

The property provides generously proportioned living space, consisting of three comfortable bedrooms, one modern bathroom, two spacious reception rooms, utility with separate WC. The true heart of this home, the stunning fully integrated kitchen with diner. Whether it's the spacious living area for relaxing evenings or the second reception, this home caters to all your lifestyle needs.

One of the key highlights of this property is the recent renovation, which gives an immediate impression of style and quality. This property benefits from a new kitchen, bathroom, and has been decorated throughout with a tasteful, neutral palette allowing the new homeowner to personalise effortlessly. The outside of the property benefits from a double driveway to the front and a large, south-facing rear garden, offering plenty of space to add personal touches, whilst enjoying the mature trees and shrubs already in place.

The property is rated EPC D, demonstrating reasonable energy efficiency, with plenty of scope to improve and make your own environmental impact. This home is classified under Council Tax Band B, providing economic advantage in terms of local taxation.

Situated in Fawdon, a hugely popular residential area boasting local amenities including, community parks, sports centres, and a broad selection of highly regarded schools, this property not only delivers on a high standard living space, it also provides an incredible location. With excellent transport links to Newcastle city centre and surrounding areas, you're never far from the excitement of city life.

A perfect buy for growing families, first-time buyers, or working professionals; this property offers an opportunity to live in a superbly modernised home in the heart of Newcastle upon Tyne. We anticipate high levels of interest in this property, so please don't hesitate to get in touch for further details or to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

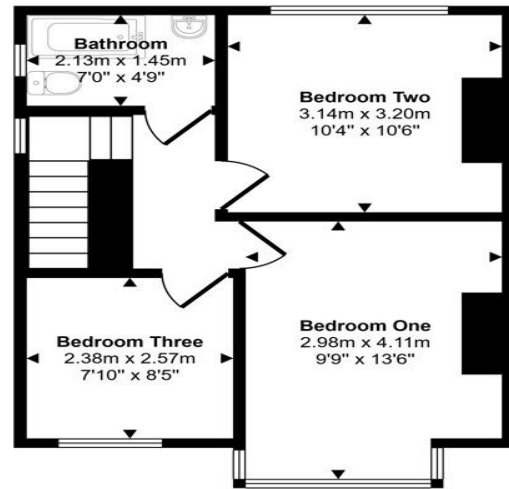
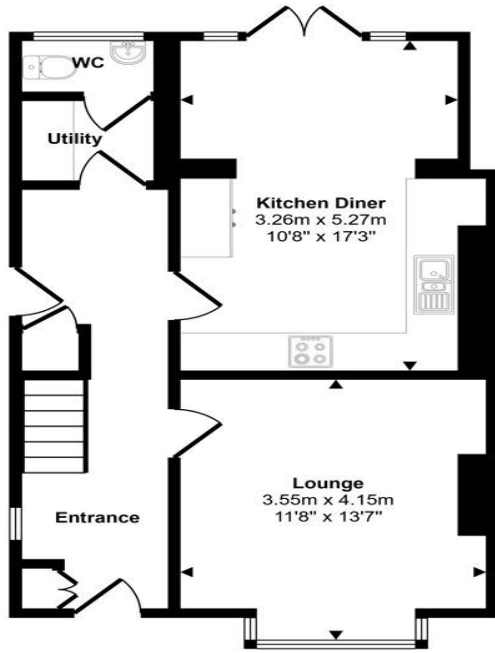
Price: Offers Over £240,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Approx Gross Internal Area  
87 sq m / 941 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:  
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