



### 3 bed terraced house to buy in

Riding Barns Way, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5PZ

# £130,000

🏠 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three bedroom
- ✓ Terrace house
- ✓ Garden to front and rear
- ✓ Situated in Sunnyside
- ✓ EPC Rating D

## Key Information

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

## Description

Three-bedroom terraced house located in Sunnyside, Newcastle upon Tyne. This property is a great opportunity for families and first-time buyers looking for a friendly community to live in.

The house features three spacious bedrooms with plenty of natural light. There are two well-maintained bathrooms, perfect for a growing family or hosting guests.

You will also find a comfortable reception room that combines classic and modern design, allowing for many interior design ideas.

The property includes front and rear gardens. The back garden provides a peaceful space for relaxing and entertaining outdoors, especially in warmer weather. It is ideal for gardening or enjoying the fresh air.

This move-in-ready home in Sunnyside offers comfortable living in a well-connected area. Don't miss your chance to own this wonderful property—contact Pattinson Estate Agents today to schedule a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance hallway

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## Shower room



## Lounge

6.07m x 3.45m (19'10" x 11'3")



## Kitchen

2.32m x 3.40m (7'7" x 11'1")



## Utility room

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## Rear porch

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## Stair to first floor Landing

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## Master bedroom

2.98m x 3.75m (9'9" x 12'3")



## Bathroom



## Bedroom two

3.73m x 2.98m (12'2" x 9'9")



## Bedroom three

3.18m x 2.57m (10'5" x 8'5")

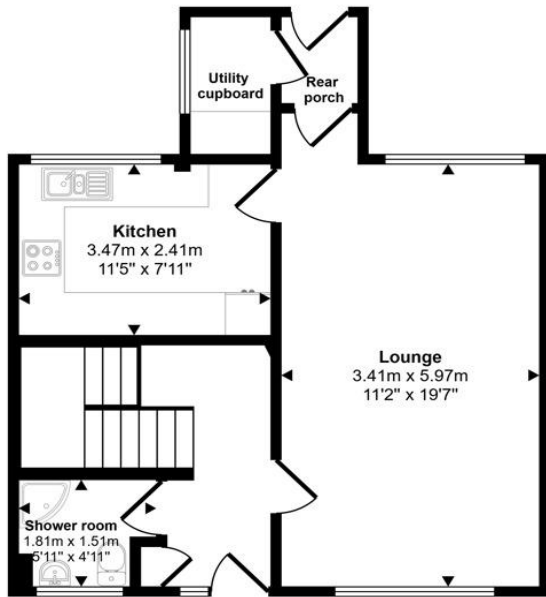


## Rear garden

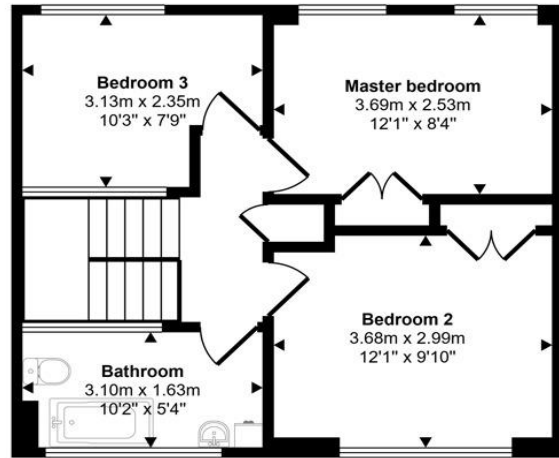


## Front garden

Approx Gross Internal Area  
88 sq m / 942 sq ft



Ground Floor  
Approx 45 sq m / 488 sq ft



First Floor  
Approx 42 sq m / 455 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(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:  
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