



## 2 bed maisonette to buy in NE3

Kirkwood Drive, Newcastle upon Tyne,  
Tyne and Wear, NE3 3AU

# £60,000

🏠 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC D
- ✓ Secure Communal Entrance
- ✓ No Onward Chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson are delighted to present for sale this fantastic second floor, two-bedroom apartment, available with no onward chain. Ideally located in the highly sought-after area of Kenton, Newcastle upon Tyne. This property offers a combination of comfortable living and great value, making it an ideal opportunity for first-time buyers, professionals, or those seeking a bolthole near the city.

When entering the property, the secure communal entrance ensures resident's peace of mind. Once inside, the layout of this apartment offers a generous living area and a wonderful sense of space. The reception room acts as the heart of the home, offering a versatile space for both relaxation and entertainment. With views over the nearby greenspaces and local leisure facilities.

Comprising of two spacious bedrooms, each illuminated with plenty of natural light, this apartment offers ample room and a cosy ambience. The bathroom is of a good size, nicely finished and thoughtfully designed.

The property is assessed in Council Tax Band A, representing the most cost-effective band, and an EPC rating of D, signifying a good level of energy efficiency. This apartment offers not only a comfortable living environment but also potential savings on energy expenditure.

Positioned in the heart of Kenton, the apartment provides easy access to an array of local amenities including shops, schools, and public transport links. Newcastle city centre is also easily accessed, offering a wider range of restaurants, bars, and cultural attractions.

In summary, this two-bedroom apartment in Kenton exhibits excellent value and could be the ideal property for those looking to step onto the property ladder, downsize, or invest. Early viewing is strongly recommended to appreciate this property's full potential.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 85

Service Charge Review Period: £283.02 pm

Price: Offers In The Region Of £60,000

Property Type: Maisonette

Parking: Allocated, On Street

Heating: Gas

Electric: National Grid

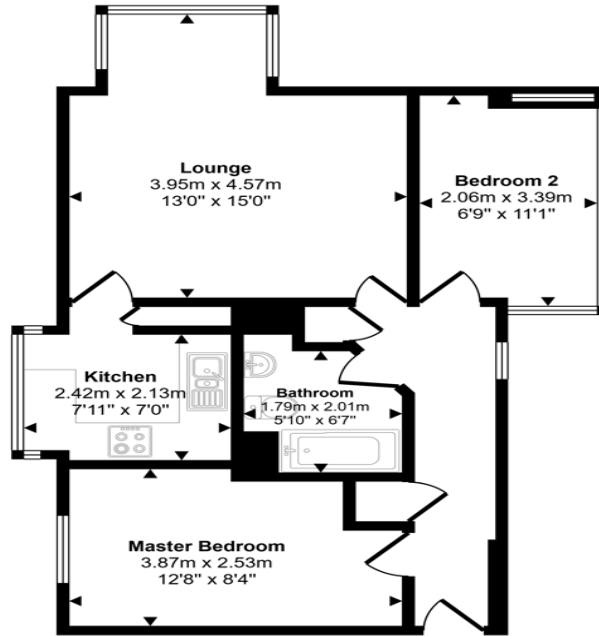
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
50 sq m / 541 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>			73
(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	

Kirkwood Drive, Newcastle upon Tyne, Tyne and Wear, NE3 3AU

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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.

