



Chatton Wynd | Gosforth | Newcastle Upon Tyne | NE3 2ND

Tucked away in a pleasant cul-de-sac, this clean and tidy three-bedroom semi-detached home offers excellent potential for modernisation and is available with no upper chain. Constructed using the BISF design, the property provides a practical layout ideal for families or first-time buyers seeking space and value. The ground floor features a hallway, two reception rooms, a kitchen, side lobby and a convenient WC. To the first floor are three bedrooms and a modern shower room /WC. Externally, there are gardens to the front and rear, plus on-street parking. Further benefits include gas combi central heating, uPVC single glazing, freehold tenure, EPC rating E (50) and Council Tax band A. Virtual tours available on our website.

£155,000

- Situated in a quiet cul-de-sac location
- Three-bedroom semi-detached home
- BISF construction – solid, spacious and practical
- Offered with no upper chain
- Gardens to the front and rear



Property Description

HALLWAY

12' 1" x 6' 11" (3.70m x 2.12m) uPVC double glazed entrance door, stairs to the first floor with storage space beneath, single radiator, coving and glazed doors leading to the kitchen and lounge.

LOUNGE

12' 1" x 13' 10" (3.70m x 4.23m) Feature dark wood fire surround with marble inlay and hearth, living flame gas fire, uPVC single glazed window, double radiator, TC aerial cable, wall lights, coving and twin glazed doors open to the dining room.

DINING ROOM

8' 7" x 10' 3" (2.64m x 3.14m) uPVC single glazed window, single radiator, coving and a glazed door to the kitchen.

KITCHEN

8' 7" x 10' 4" (2.64m x 3.16m) Fitted with a range of wall and base units with tiled splash-backs. Slot-in gas cooker, space for a fridge/freezer, plumbed for a washing machine, stainless steel sink with mixer tap, uPVC single glazed window with integrated extractor fan, inset LED spotlights, single radiator and a glazed doors to the side lobby and back to the hallway.

SIDE LOBBY

4' 9" x 4' 1" (1.46m x 1.27m) uPVC double glazed side exit door with matching window and a door leading to the WC.

WC

3' 2" x 4' 1" (0.97m x 1.27m) WC, single radiator and a uPVC single glazed window.

FIRST FLOOR

LANDING

uPVC single glazed window, loft access hatch and doors lead to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

10' 5" x 12' 2" (3.18m x 3.72m) Twin storage cupboard with one housing the Baxi combi central heating combi boiler, uPVC single glazed window, double radiator and a telephone point.

BEDROOM 2 (TO THE REAR)

8' 8" x 13' 6" (2.66m x 4.13m) Storage cupboard, uPVC single glazed window and a single radiator

BEDROOM 3 (TO THE FRONT)

9' 2" x 8' 8" (2.80m x 2.65m) Built-in drawers, uPVC single glazed window and a single radiator.

SHOWER/WC

5' 7" x 7' 2" (1.71m x 2.19m) A modern white suite featuring a walk-in double shower tray with electric shower and glazed screen, pedestal wash basin, WC, PVC panelled walls, chrome towel radiator, uPVC single glazed window and LED spotlights.

EXTERNAL

TO THE FRONT

Modest low-maintenance garden enclosed by timber fence and gate leading to the rear.

TO THE SIDE AND REAR

Attached to the side of the house is a very useful large brick garden store with secure door and window. Paved side patio extends to the rear, cold water supply tap, well-maintained lawn garden with borders and is enclosed by a timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC single glazing installed.

ENERGY EFFICIENCY

EPC rating E (50). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

CONSTRUCTION

B.I.S.F. (British Iron and Steel Federation) houses are a type of non-traditional, steel-framed property built mainly between 1946 and 1953 to address post-war housing shortages. They feature a strong steel skeleton with corrugated steel or rendered panels to the exterior, concrete ground floors, and lightweight internal partitions. Many have since been modernised with brick cladding or insulation systems, improving both appearance and efficiency. Although originally classed as non-standard construction, BISF homes are now

widely recognised for their durability and generous room sizes, and most mainstream lenders will consider them mortgageable, provided the steel frame is in good condition and a suitable survey confirms structural integrity.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

TENURE & COUNCIL TAX

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor. The property is in Council Tax band A.





BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	10 mbps
Super-fast	80 mbps
Ultra-fast	1800 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

O2 (81%), Vodafone (80%), Three (75%), EE (73%).

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. PLEASE NOTE The vendor is related to the agents dealing with the sale of this property.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
47.5 sq.m. (512 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA: 86.6 sq.m. (933 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

