



- 3 Bed Mid Terraced House
- 'L' Shaped Breakfasting Kitchen
- S/E Facing Rear Garden
- Ideal First Purchase/Downsize/Investment

- Well Presented & Appointed
- Bathroom with Shower
- Gas CH & SUDG

- 18' Lounge with French Doors
- Block Paved Front Garden & Drive
- Convenient Location

A well presented and appointed 3 bedroomed mid terraced house, conveniently situated within this well established residential area and available with no upward chain. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the dual aspect Lounge, the focal point of which is a pebble style living flame gas fire within an ornate surround. There is also polished wood flooring and French doors to the rear. The 'L' shaped Breakfasting Kitchen is fitted with a range of wall, base and display units with inset enameled sink unit to round edged work surfaces, split level double oven with 4 ring gas hob and extractor over, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a good range of fitted wardrobes and is to the front. Bedroom 2 is also to the front and has fitted wardrobes. Bedroom 3 is to the rear. The Bathroom is fitted with a pedestal wash basin and corner bath with electric shower over, chrome towel warmer and fully tiled walls and floor. There is a separate WC with low level suite.

Externally, wrought iron gates open to the block paved garden and driveway for off street parking. The South East facing Rear Garden has decking, along with artificial turf, shed and fence surround.

This property is well placed for local amenities including schools and shops. There are good road and public transport links into the city and surrounding areas and good access to the A69 and A1.

#### Reception Hall

Lounge 18'2 x 11'3 (5.54m x 3.43m)

Breakfasting Kitchen 17'10 x 13'6 (max) (5.44m x 4.11m (max))

#### First Floor Landing

Bedroom 1 12'2 x 11'6 (max to back of 'robes) (3.71m x 3.51m (max to back of 'robes))

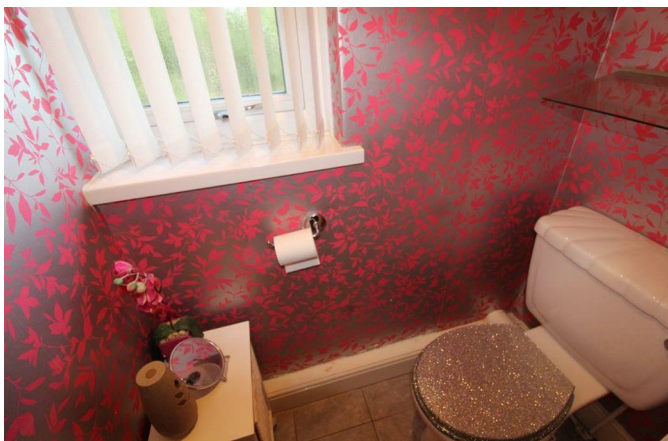
Bedroom 2 10'2 x 9' (+dr recess) (3.10m x 2.74m (+dr recess))

Bedroom 3 9' x 7'2 (2.74m x 2.18m)

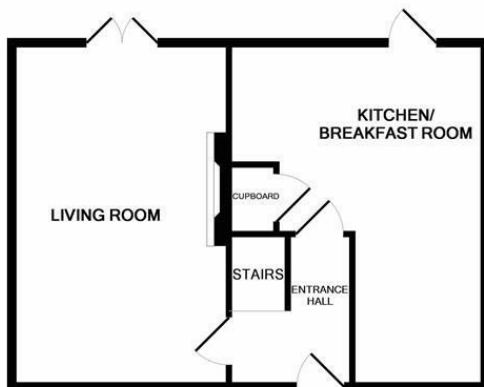
Bathroom 6'3 x 5'4 (1.91m x 1.63m)

WC 4'8 x 2'4 (1.42m x 0.71m)

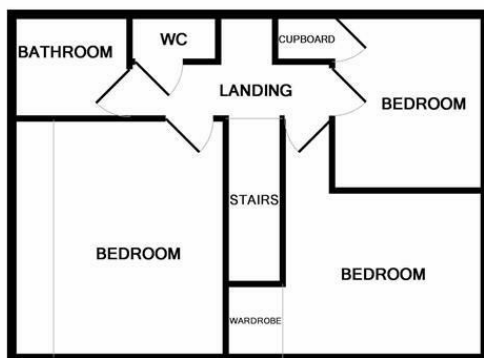




Energy Performance: Current D Potential B  
Newcastle City Council 0191 2787878  
Council Tax Band: A  
Newcastle Central Railway Station: 4.9 <iles  
Newcastle International Airport: 5.2 Miles



GROUND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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