



- Mid Terraced House
- Open Plan Lounge
- South Facing Rear Garden
- Ideal First Purchase/Investment

- Sought After Development
- Refitted Kitchen
- Backing onto School Fields

- Well Appointed & Presented
- Bathroom/WC with Shower
- Ample Parking

This well presented 2 bedroomed mid terraced house is pleasantly situated within this sought after development and has been improved and updated to a high standard by the current owners. With a pleasant open aspect over a school playing field to the rear, the property has gas fired central heating and sealed unit double glazing, with the front door leading to the open plan Lounge, with archway to the Kitchen, superbly refitted with a range of wall and base units with sink unit, concealed lighting over the work surfaces, split level oven, microwave, 4 ring induction hob with stainless steel/glass extractor over, plumbing for a washer, integral fridge and freezer with matching doors and a door to the rear garden. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 is to the front and has a range of fitted wardrobes and a cupboard housing a Potterton central heating boiler. Bedroom 2 is to the rear and has access to the loft via a retractable ladder, being boarded with electric light and power point. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over and fully tiled surrounds.

Externally, there is a small Front Garden with path to the front door. The delightful Rear Garden is South facing, with patio, lawn and a range of plants and shrubs.

Middlewood Park is a small development tucked away off Fenham Hall Drive, well placed for local schools and other amenities, with excellent road and public transport links into the city and other surrounding areas.

Open Plan Lounge 12'6 x 11'10 (3.81m x 3.61m)

Kitchen 11'8 x 7'10 (3.56m x 2.39m)

First Floor Landing

Bedroom 1 11'8 (max) x 12'8 (max) (3.56m (max) x 3.86m (max))

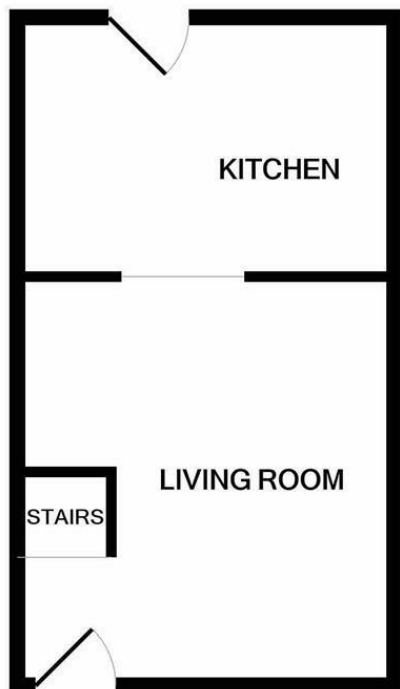
Bedroom 2 8'8 x 5'6 (2.64m x 1.68m)

Bathroom/WC 5'9 x 4'10 (1.75m x 1.47m)

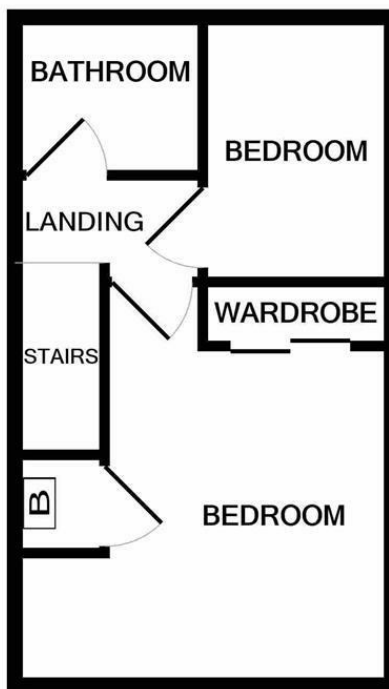




Energy Performance: Current D Potential C
Council Tax Band: B
Newcastle City Council: 0191 278 7878
Wingrove Primary School: 0.7 Mile
Sacred Heart Primary School: 0.3 Mile
Sacred Heart High School: 0.2 Miles
Newcastle Central Railway Station: 2.7 Miles
Newcastle International Airport: 5.4 Miles



GROUND FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 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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