



- 2/3 Bed Upper Semi Detached Flat
- Lounge with Multi-fuel Stove
- Bathroom/WC with Shower
- Ideal Professional Person/Couple

- Sought After Location
- Sitting Room with Bay
- Gas CH & SUDG

- South Facing Rear Garden
- High Gloss Fitted Kitchen
- Well Presented & Appointed



This superbly presented 2/3 bed roomed 'upper' semi detached Tyneside flat is pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the well appointed accommodation includes an Entrance Hall with stairs to the First Floor Landing, with exposed polished wood floor continuing into the Lounge, with multi-fuel stove set within a recessed fireplace with rustic wood mantle piece and shelving to the recess, deep coved ceiling and double doors to the Sitting Room, also with exposed polished wood floor, deep coved ceiling, fitted book/display shelving to both recesses and a bay to the front. This room could also be utilised as a main bedroom. The Kitchen is fitted with high gloss wall and base units, ceramic sink unit, split level oven, microwave, 4 ring gas hob with extractor over, combi boiler, plumbing for an auto and dishwasher. The Rear Hall has stairs leading down to the rear garden. Bedroom 1 has fitted double wardrobes and is to the front. Bedroom 2 is to the rear, also with fitted wardrobes. The Bathroom/WC has a low level wc, pedestal wash basin, double ended bath with shower mixer and access to the loft via a retractable ladder.

Externally, there is a South facing Rear Garden with lawn and stepping stones leading to decking, with plants and shrubs to the borders and garden shed.

Debdon Gardens is conveniently situated within North Heaton, well placed for local schools as well as Iris Brickfield Park, a good range of shops, pubs, restaurants and cafes on Chillingham Road and excellent public transport and road links, including the A1058 Coast Road, for easy access into the city and to the coast.

#### Entrance Hall

#### First Floor Landing

Lounge 14'4 x 12'3 (4.37m x 3.73m)

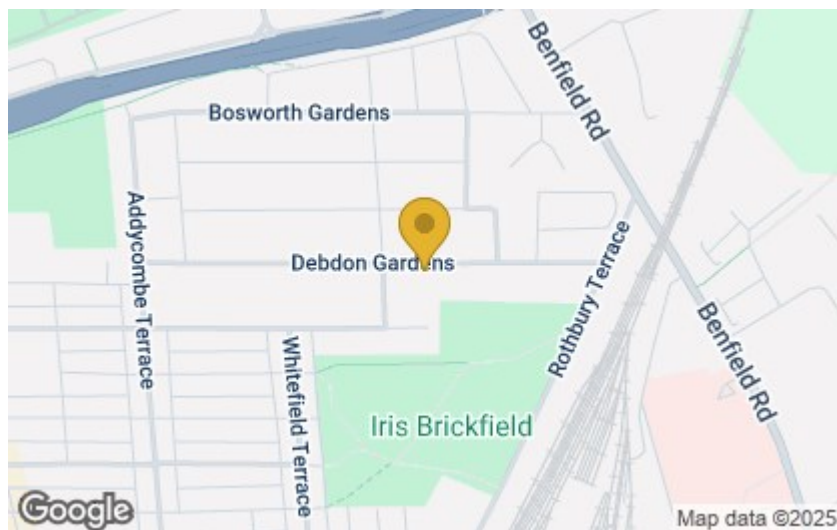
Sitting Room 11'5 x 17'2 (into bay) (3.48m x 5.23m (into bay))

#### Rear Hall

Bedroom 1 10'9 x 9'0 (3.28m x 2.74m)

Bedroom 2 10'4 x 8'3 (3.15m x 2.51m)

Bathroom/WC 12'0 x 5'6 (3.66m x 1.68m)



EPC Rating: TBC

Council Tax Band: A

Distance from Ravenswood Primary School: 0.4 miles

Distance from Chillingham Road Primary School: 0.6 miles

Distance from Manors Metro: 1.9 miles

Distance from Newcastle Central Station: 2.5 miles

Distance from Newcastle International Airport: 8.49 miles

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.