



2



1



2

- 2 Bedroom Terrace House
- Lounge and Separate Dining Room
- Yard to rear with Westerly Aspect
- EPC C | Council Tax Band B

- Available Unfurnished
- Downstairs w/c
- Gas Central Heating via Combi Boiler

- Modern Fitted Kitchen
- Modern Bathroom with Separate Shower Cubicle
- Sealed Unit Double Glazed Windows

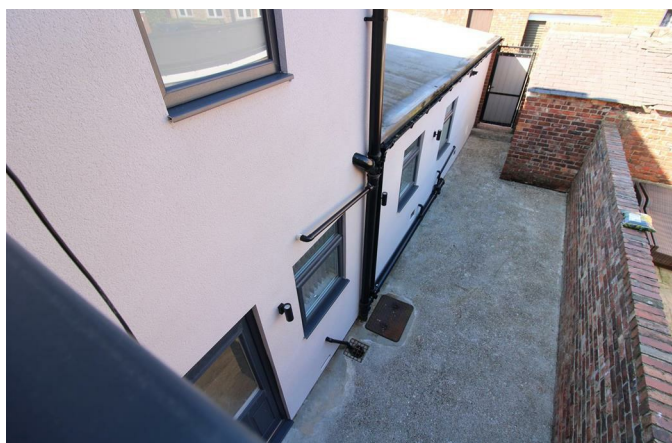
2 bedroom mid terraced house available on an unfurnished basis, immaculately presented throughout and benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate flooring and a leaded light top panel window leading to the Internal Hallway with laminate flooring and stairs to the first floor. Lounge with a box bay window and wall lights. Separate Dining Room with laminate flooring, door to the rear yard, fitted units to the alcoves and a storage cupboard. Spacious modern refitted Kitchen with wall and base units, work top surfaces, sink and drainer unit, integrated appliances to include a high level double oven, gas hob, dishwasher, and fridge freezer, spot lights to the ceiling, washing machine and dryer enclosed in a unit. Downstairs w/c, low level w/c, vanity unit with a wash hand basin, heated towel rail, tiled walls, laminate flooring and spotlight to the ceiling. First floor Landing with oft hatch with a pull down ladder to a boarded out loft. Bathroom with a refitted suite comprising of a panelled bath with a shower mixer tap, separate walk in shower cubicle with a mains shower, low level w/c, vanity unit with hand wash basin, tiled walls, spot lights to the ceiling and an extractor fan. Bedroom 1 with built in wardrobes to the alcoves. Bedroom 2 is also a double sized bedroom with built in wardrobes to the alcove.

Externally there is a town garden to the front and a yard to the rear which enjoys a westerly aspect. there is also a half sized garage via an electric roller door with a wall mounted combi boiler and vinyl flooring which could be used as an office or storage area.

Newburn has good local amenities and lovely riverside walks. There are good road links into Newcastle City Centre and to Gateshead MetroCentre.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: TBC

Council Tax Band: B

Distance from Newburn Manor Primary School: 0.7 miles

Distance from Callerton Parkway Metro: 4.8 miles

Distance from Central Train Station: 6.6 miles

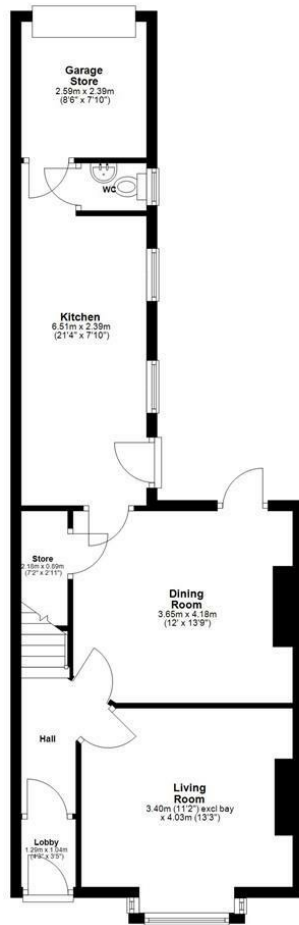
Please note all sizes and distances are approximate.

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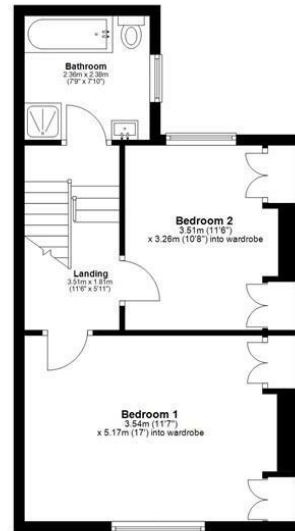
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Ground Floor



First Floor



Total area: approx. 102.9 sq. metres (1108.0 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.