



- 3 Bed Mid Terraced House
- Sitting Room with Contemporary Fire
- Bathroom/WC
- Sought After Location

- Available Unfurnished
- Fitted Kitchen
- Rear Yard with Up & Over Door

- Lounge with Fireplace & Bay
- Shower/WC
- Convenient for Amenities

A 3 bedroomed mid terraced house, with deceptively spacious accommodation, within this sought after residential area. Available unfurnished, the Entrance Hall leads to the Reception Hall and on to the Lounge, with polished wood fireplace, corniced ceiling, picture rail and bay to the front. There is a separate Sitting Room with a wall mounted contemporary electric shower and storage/cloaks cupboard. The Kitchen is fitted with high gloss fronted units with sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors and door to the rear. An Ante Room off the sitting room, leads to the Shower/WC, with low level wc, wash basin with mirror over and storage under and to the side and double shower cubicle with mains shower. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 is to the front. Bedroom 2 is to the rear and Bedroom 3, with a wardrobe/storage recess, is to the front. The Bathroom/WC has a low level wc, pedestal wash basin and 'L' shaped bath with rainhead and hand held showers.

Externally, there is a small Front Garden with path to the front door and a Rear Yard, with up and over door.

Biddlestone Road is pleasantly situated, with good access to Chillingham Road, with an excellent choice of shops, pubs, restaurants and cafe's. There are good road and public transport links into the city and other surrounding areas.

**Entrance Hall 4'2 x 4'0 (1.27m x 1.22m)**

**Reception Hall 11'2 x 4'0 (3.40m x 1.22m)**

**Lounge 13'0 x 14'3 (into bay) (3.96m x 4.34m (into bay))**

**Sitting Room 14'2 x 13'8 (4.32m x 4.17m)**

**Kitchen 11'2 x 7'6 (3.40m x 2.29m)**

**Ante Room 7'10 x 5'0 (2.39m x 1.52m)**

**Shower/WC 7'10 x 6'3 (2.39m x 1.91m)**

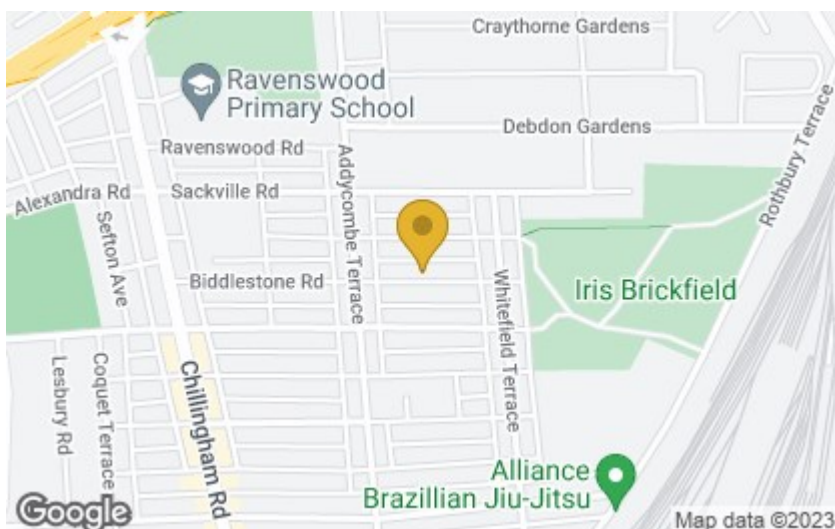
**First Floor Landing**

**Bedroom 1 14'6 x 10'8 (4.42m x 3.25m)**

**Bedroom 2 11'10 x 10'9 (3.61m x 3.28m)**

**Bedroom 3 11'3 x 6'8 (3.43m x 2.03m)**

**Bathroom/WC 8'4 x 7'8 (2.54m x 2.34m)**



Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

*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.