



- Terraced House
- Dining Room
- Separate WC

- Four Bedrooms
- Kitchen
- Rear Yard Parking with Gates

- Lounge
- Bathroom
- NO ONWARD CHAIN

A spacious, 4 bedroom, terraced house in an excellent location and offering great potential. The accommodation is over three floors and retains some of the original features. The Entrance vestibule opens to the Entrance Hall, with original Staircase to the above floors. The spacious Lounge, the focal point of which is a bay window to the front. The Dining Room is to the rear and leads to the Kitchen, fitted with a range of units, sink unit, and space for cooker, fridge freezer, washing machine and door to the rear courtyard. To the first floor is a half landing with doors to Bathroom with bath and wash basin and cupboard housing the gas combination boiler and door to separate WC. From the main landing door to Bedroom 1 which is to the front and has two windows, feature cast iron fireplace and wardrobes. Bedroom 2 is to the rear with wardrobe and feature cast iron fireplace. To the second floor landing is Bedroom 3 with feature cast iron fireplace and Bedroom 4 with wardrobes. Externally, the Front Garden has mature hedge. To the rear, is a spacious courtyard with covered area and gates to the rear access lane. This property is conveniently situated for Chillingham Road, excellent road and public transport links including the Metro system and Heaton Park. Council Tax Band B

Entrance Vestibule 4'2" x 3'2" (1.283 x 0.970)

Entrance Hall

Lounge 13'6" x 15'2" max into bay (4.136 x 4.639 max into bay)

Dining Room 13'8" x 13'7" (4.188 x 4.161)

Kitchen 10'3" x 7'7" (3.139 x 2.329)

First Floor

Bedroom 1 17'2" x 12'9" (5.240 x 3.898)

Bedroom 2 13'8" x 10'9" (4.185 x 3.278)

Bathroom

Separate WC

Second Floor

Bedroom 3 17'2" x 11'2" (5.256 x 3.407)

Bedroom 4 10'11" x 9'9" (3.330 x 2.981)





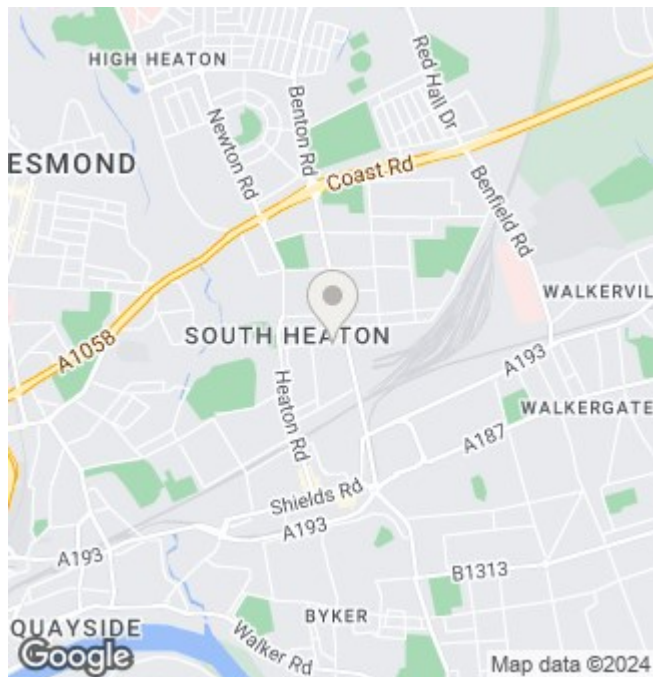
Energy Performance: Current D Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.