



- 2 Bed End Terraced House
- Dining Room with Fireplace
- Spacious Bathroom/WC with Shower
- Desirable Location

- Well Presented, with Character
- Fitted Kitchen
- Gas CH & SUDG

- Lounge with Fireplace & Bay
- Utility; Cloaks/WC
- Generous Rear Yard/Patio Garden

A 2 bedroomed end terraced house, offering well presented accommodation, with character, within this highly sought after location. With gas fired central heating and sealed unit double glazing, complimented with further secondary glazing to the front, the Entrance Hall opens to the Reception Hall, with understair storage cupboard. The focal point of the Lounge is a coal effect real flame gas fire within a contemporary polished wood surround. There is also a corniced ceiling and bay to the front. The Dining Room has a polished wood floor, whilst the Kitchen is fitted with a range of wall, base and display units with stainless steel sink unit, split level oven, 4 ring ceramic hob with stainless steel extractor over and plumbing for a dishwasher. The Utility Room has plumbing for a washer, cloaks rail and door to the rear. There is also a Cloakroom/WC, with low level wc and wall mounted wash basin. Stairs lead from the hall to the First Floor Landing with airing cupboard housing the combi boiler. Bedroom 1 is to the front, with Bedroom 2 to the rear. The generous family Bathroom/WC is fitted with a suite in white comprising a low level wc, pedestal wash basin with mirror over and panelled bath with mains shower over.

Externally, there is a small Front Garden with path to the front door and hedge for privacy. There is a good sized Rear Yard, which makes a great patio garden, with shed and gate to the side.

This property is conveniently situated, well placed for schools for all ages and the fabulous shopping and leisure facilities of Gosforth High Street. There are good road and public transport links including Regent Centre Metro Station, with good access throughout the region.

Entrance Hall 5'2 x 2'8 (1.57m x 0.81m)

Reception Hall 11'2 x 5'3 (3.40m x 1.60m)

Lounge 12'11 x 14' (into bay) (3.94m x 4.27m (into bay))

Dining Room 12' x 9'8 (3.66m x 2.95m)

Kitchen 8'10 x 8'2 (2.69m x 2.49m)

Utility Room 5'9 x 4'10 (1.75m x 1.47m)

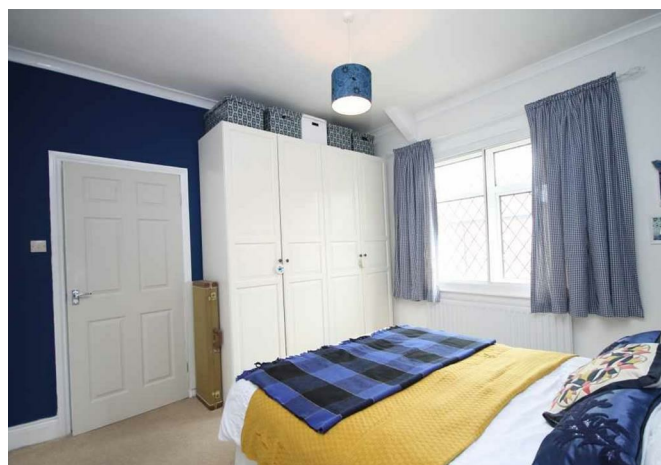
Cloakroom/WC 5'2 x 3' (1.57m x 0.91m)

First Floor Landing

Bedroom 1 12'10 x 11'6 (3.91m x 3.51m)

Bedroom 2 12'6 x 9'9 (+dr recess) (3.81m x 2.97m (+dr recess))

Bathroom/WC 9'3 x 8' (2.82m x 2.44m)

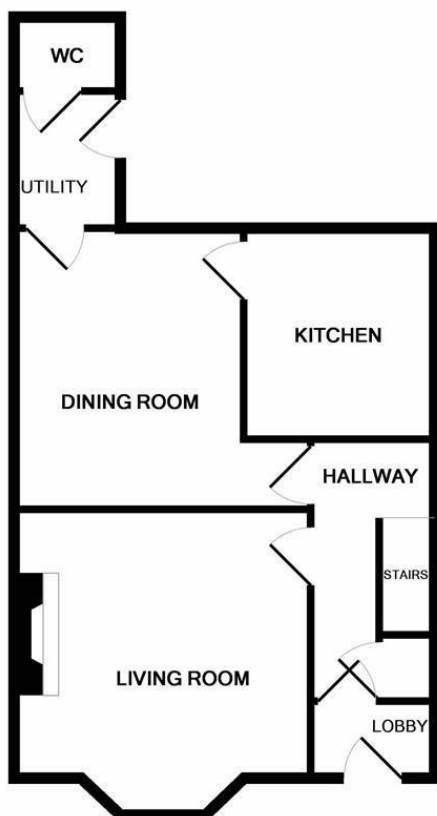




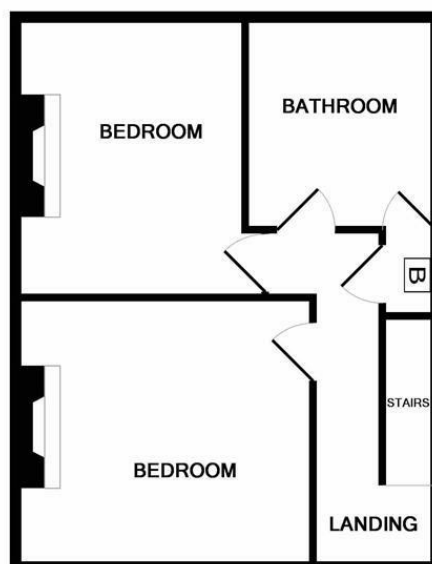
Energy Performance: Current D Potential C

Council Tax Band: B

Newcastle City Council: 0191 278 7878



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 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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