



- 3 Bed Mid Terraced House
- Dining Room with Multi-fuel Stove
- Small Garden & Yard
- Sought After Location

- Well Presented
- Bathroom/WC with Separate Shower
- Ideal for a Couple/Small Family

- Lounge with Bay
- Boarded Loft with Velux
- Convenient for Metro & Amenities

This well presented 3 bedroomed mid terraced house is pleasantly situated within this sought after location, well placed for the Metro and other amenities. With gas fired central heating and sealed unit double glazing, the Entrance Hall has a corniced ceiling and exposed polished wood floor. The Reception Hall also has a corniced ceiling and leads to the Lounge, with fitted storage cabinet with book/display shelving over to the recess, bay to the front and exposed polished wood floor, through to the Dining Room, the focal point of which is a multi-fuel stove within a rustic brick recessed fireplace, with book/display shelving to the recess and storage cupboard. The Kitchen is fully fitted with a range of units, ceramic sink unit, split level oven with 4 ring ceramic hob and extractor over, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the boarded loft, via a retractable ladder, with Velux roof light. Bedroom 1 is to the front, with Bedroom 2 to the rear having fitted shelving and Bedroom 3 to the front. The Bathroom/WC has a low level wc, wash basin with storage under, roll top bath with ball and claw feet and telephone style shower mixer, half tiled surrounds and separate shower cubicle with rainhead and hand held showers.

Externally, there is a small but very well stocked Front Garden, with hedge. The Rear Yard has an outhouse and covered storage area, with a gate to the rear.

Spencer Street is ideally located for Chillingham Road Metro Station, local schools, the wide range of shops, cafes, pubs and restaurants on Chillingham Road and other excellent road and public transport links into the city and surrounding areas.

Entrance Hall 3'8 x 3'6 (1.12m x 1.07m)

Reception Hall 12'2 x 3'6 (3.71m x 1.07m)

Lounge 14'2 x 14'10 (into bay) (4.32m x 4.52m (into bay))

Dining Room 15'0 x 11'8 (4.57m x 3.56m)

Kitchen 12'6 x 8'6 (3.81m x 2.59m)

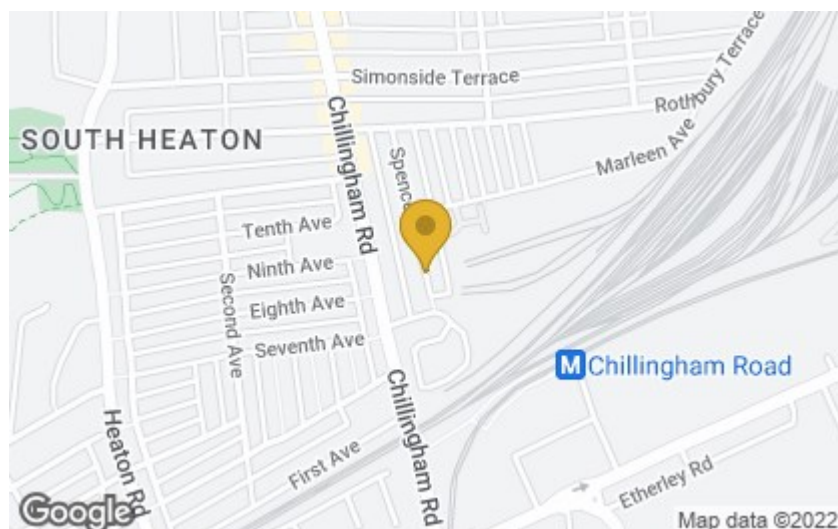
First Floor Landing

Bedroom 1 13'6 x 9'8 (4.11m x 2.95m)

Bedroom 2 11'4 x 10'6 (3.45m x 3.20m)

Bedroom 3 10'0 x 8'2 (3.05m x 2.49m)

Bathroom/WC 9'4 x 8'5 (2.84m x 2.57m)



Energy Performance: Current C Potential B

Council Tax Band:

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.