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- 2/3 Bed First Floor Tyneside Flat
- Master Bed/Lounge with Fabulous Fireplace
- Rear Yard
- Convenient for Metro
- Well Presented
- Fitted Kitchen
- Gas CH & SUDG

- Sitting Room with Recessed Fireplace
- Shower/WC
- Sought After Location

A well appointed and presented 2/3 bed roomed first floor Tyneside flat, in an excellent location within this sought after and long established residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to stairs up to the First Floor Landing, with access to the loft. The Sitting Room has a recessed fireplace, exposed polished wood floor and airing cupboard housing the insulated hot water cylinder. The Kitchen is fitted with wall and base units with inset sink unit to solid wood work surfaces, split level oven, 4 ring ceramic hob, plumbing for a washer and tiled floor. Bedroom 1 would also make a fabulous lounge with a coal effect real flame gas fire within an ornate cast iron and tiled fireplace and superb marble surround. There is also a corniced ceiling, exposed polished wood floor and bay to the front. Bedroom 2 is to the rear and also has a polished wood floor. Bedroom 3 is to the front. The Shower/WC is fitted with a low level wc, pedestal wash basin with mirror over, shower cubicle with electric shower and panelled walls. The Rear Hall has stairs down to the Rear Yard, with gate to the rear lane.

Addycombe Terrace is well placed for Chillingham Road, with its eclectic range of restaurants, shops and pubs. There are good local Primary Schools as well as excellent road and public transport links, including the Metro system for ease of access into the city and around Tyneside.

#### Entrance Hall

**Sitting Room 14'0 x 14'2 (into recess) (4.27m x 4.32m (into recess))**

**Kitchen 8'0 x 6'9 (2.44m x 2.06m)**

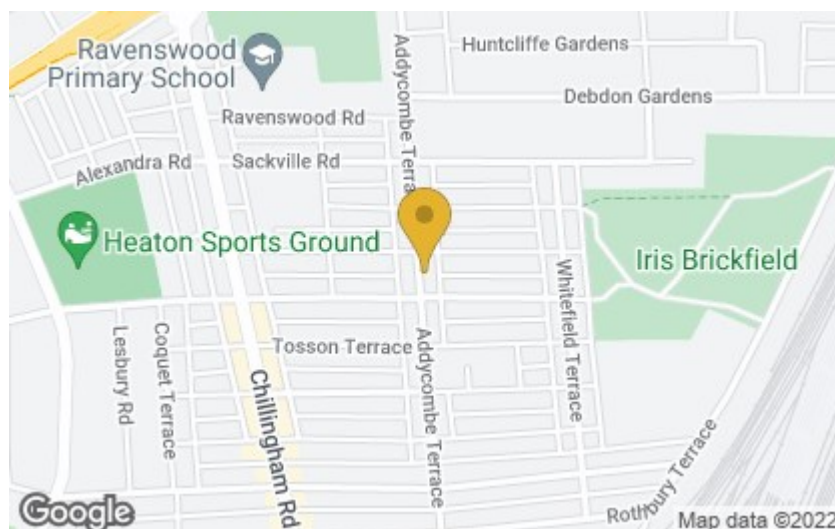
**Bedroom 1/Lounge 14'3 x 16'8 (into bay) (4.34m x 5.08m (into bay))**

**Bedroom 2 10'2 x 8'9 (3.10m x 2.67m)**

**Bedroom 3 9'5 x 8'10 (2.87m x 2.69m)**

**Shower/WC 7'0 x 4'10 (2.13m x 1.47m)**

#### Rear Hall



Energy Performance: Current D Potential D

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.