



- 2 Bed Mid Terraced House
- Bathroom/WC with Shower
- SUDG & Gas Central Heating
- Early Viewing Recommended

- 18' Open Plan Lounge
- Off Street Parking
- Popular Residential Area

- Breakfasting Kitchen
- West Facing Rear Garden
- Ideal First Purchase/Investment



**\*\*\*No Upper Chain\*\*\*** A well presented 2 bedroomed terraced house, pleasantly situated within this popular residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the 18' open plan Lounge, the focal point of which is a coal effect living flame gas fire within an attractive polished wood surround and there is also a dado rail and bow window to the front. The Breakfasting Kitchen is fitted with a range of wall and base units with inset stainless steel sink unit to round edged work surfaces. There is plumbing for a washer and a door to the rear garden. Stairs lead from the lounge to the First Floor Landing. Bedroom 1 is to the front, with Bedroom 2 having wall to wall wardrobes, to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with vanity mirror and shelf over and panelled bath with shower mixer and storage/airing cupboard with insulated hot water cylinder.

Externally, the Front Garden is lawned with shrubs and a driveway providing off street parking. The West facing Rear Garden has a patio, shaped lawn and a collection of shrubs and plants and garden shed.

This property is situated in a popular, well established residential area, close to Nuns Moor North and with good road and public transport links into Gosforth and the city.

#### **Entrance Hall**

**Lounge 18'3 x 11'8 (5.56m x 3.56m)**

**Breakfasting Kitchen 11'8 x 8'3 (3.56m x 2.51m)**

#### **First Floor Landing**

**Bedroom 1 11'8 x 10'2 (3.56m x 3.10m)**

**Bedroom 2 8'3 x 11'9 (max) (2.51m x 3.58m (max))**

**Bathroom/WC 8'10 x 4'8 (2.69m x 1.42m)**





Energy Performance: Current D Potential B

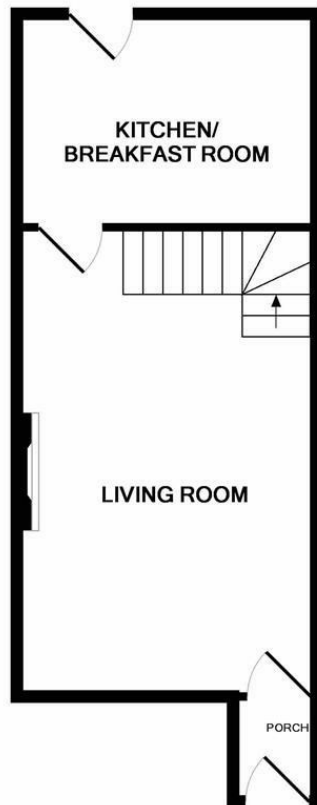
Council Tax Band: A

Newcastle City Council: 0191 278 7878

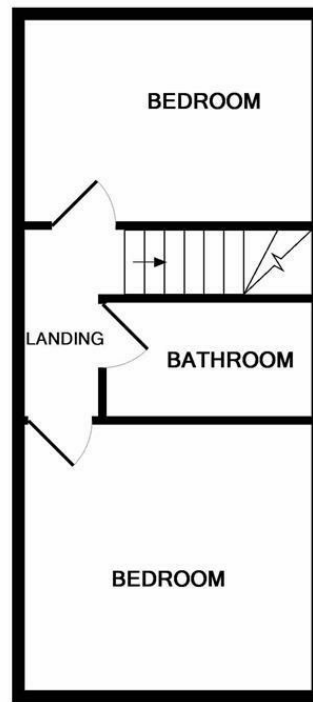
Kenton School: 0.85 Miles

Newcastle Central Railway Station: 5.23 Miles

Newcastle International Airport: 4.45 Miles



GROUND FLOOR



1ST FLOOR

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  
Made with Metropix ©2018



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.