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- 3 Bed First Floor Tyneside Flat
- Original Features
- Refurbished Bathroom/WC
- Fabulous Opportunity

- 'Larger' End of Terrace
- Lounge with Tiled Fireplace
- Rear Yard

- Additional Side Windows
- Fitted Kitchen
- Great Location

A fabulous opportunity to purchase a 'larger' end of terrace first floor Tyneside flat, in an excellent location close to Iris Brickfield Park. With gas fired central heating and sealed unit double glazing, this well maintained property retains some lovely original features, with additional side windows for ample natural light. The Entrance Hall leads to stairs to the First Floor Landing, with cloaks/storage cupboard. The Lounge has an attractive tiled fireplace within a polished wood surround, fitted press to the recess and picture rail. The Kitchen is fitted with wall and base units, ceramic sink unit, split level oven with 4 ring gas hob and extractor over, integral fridge and freezer with matching doors, plumbing for a washer and cupboard housing the combi boiler. Bedroom 1 has an attractive tiled fireplace with a painted wood surround, picture rail and bay to the front. Bedroom 2 is also to the front, with Bedroom 3 to the rear. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin, double ended bath with central mixer tap and rainhead and hand held showers, fully tiled surrounds, mirror fronted cabinet and traditional central heating radiator with integral towel warmer. Externally, there is a Rear Yard.

Aside from the park, this property is also conveniently located for local amenities including schools and an eclectic range of pubs, shops, cafes and restaurants on Chillingham Road. There are also excellent road and public transport links, including the Metro system for ease of access across Tyneside.

#### Entrance Hall

#### First Floor Landing

Lounge 17'2 x 13'8 (5.23m x 4.17m)

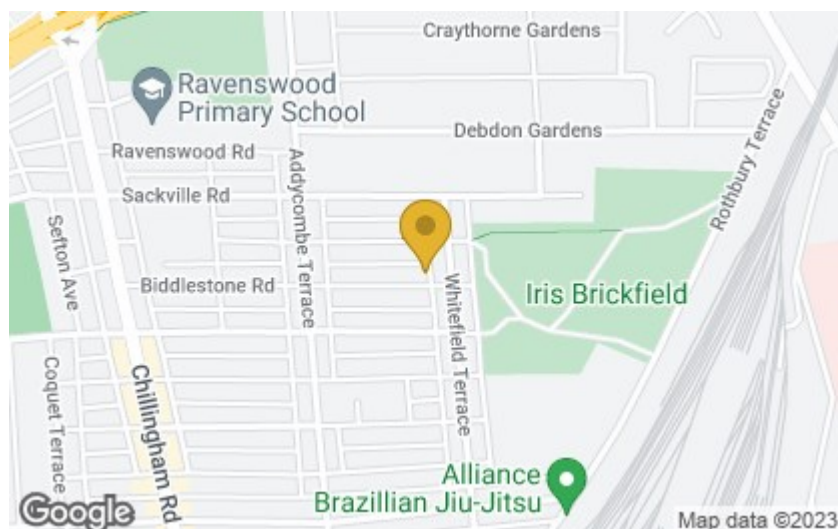
Kitchen 11'10 x 10'0 (3.61m x 3.05m)

Bedroom 1 15'2 x 16'3 (into bay) (4.62m x 4.95m (into bay))

Bedroom 2 13'8 x 8'9 (4.17m x 2.67m)

Bedroom 3 10'2 x 9'4 (3.10m x 2.84m)

Bathroom/WC 8'4 x 6'8 (2.54m x 2.03m)



Energy Performance: Current C Potential C

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.