





- Terraced House
- Four Bedrooms
- Three Storey Living
- Central Area
- Transport Links
- Grade II Listed Building
- Ensuite Facility
- Freehold
- Local Facilities
- Council Tax Band \*C\*





For sale by Modern Method of Auction: Starting Bid Price £340,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Jan Forster Estates are delighted to bring to the market this beautifully refurbished, three-storey Grade II listed property, ideally located near the Summerhill Square Conservation Area. Boasting four spacious bedrooms, the property is an ideal home for the growing family.

The location is in a vibrant and sought-after area, surrounded by an abundance of local amenities right on its doorstep. It is conveniently within walking distance of Newcastle city centre, offering seamless access to a diverse array of attractions including bars, restaurants, independent shops, and the Eldon Square shopping centre. Additionally, a variety of entertainment venues are easily accessible, ensuring a dynamic lifestyle. Excellent public transport connections further enhance convenience, with direct Metro and bus services providing swift links to the coast, the airport, and surrounding regions.



The accommodation briefly comprises: entrance lobby, bright and spacious open plan lounge kitchen with original fireplace, fitted shaker style units, complementing work surfaces, breakfast bar and Belfast style sink. There is also a handy utility room with storage and access to the rear. To the first floor there are three bedrooms and a family bathroom WC with feature bathtub. To the second floor is a double bedroom with en suite and ample storage space. Further benefits include gas central heating and double glazing. Externally there is a yard to the rear and permit parking to the front.

For more information and to book a viewing on this fabulous home, please, call our sales team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.



Lounge 15'9" x 15'4" (4.81 x 4.69)

Kitchen 14'10" x 13'2" (4.54 x 4.02)

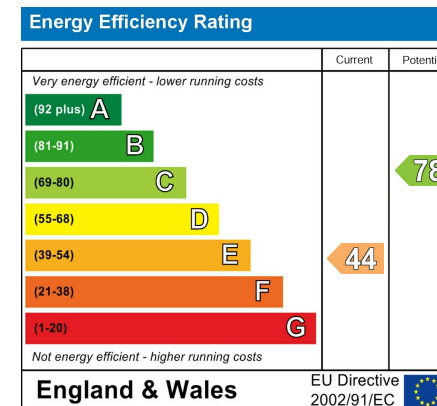
Bedroom One 11'10" x 15'0" (3.61 x 4.59)

Bedroom Two 11'9" x 14'4" (3.59 x 4.37)

Bedroom Three 11'2" x 6'6" (3.42 x 1.99)

Bedroom Four 12'10" x 11'11" (3.93 x 3.64)

Auctioneer's Comments



## The difference between house and home

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