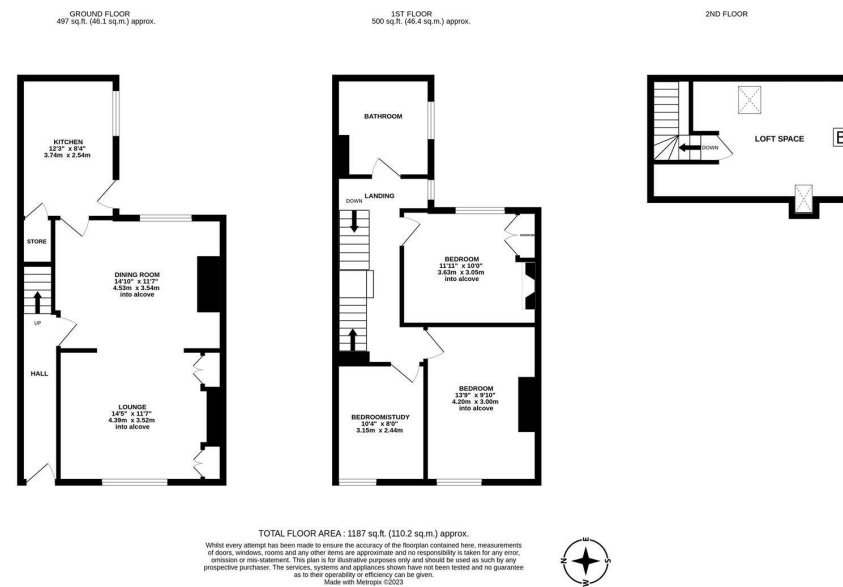STYLISH PRESENTATION with GENEROUS REAR YARD! This charming mid-terrace is ideally located on the popular Richardson Street, Heaton. Tucked just off Chillingham Road, a stones throw from the shops, cafés and restaurants of both Chillingham Road and Heaton Road, Richardson Street is also well placed to provide easy access to local transport links into Newcastle City Centre and beyond. The property also provides excellent access to the delightful Heaton Park, Armstrong Park, Iris Brickyard and indeed to the Ouseburn which are all within walking distance.

The accommodation briefly comprises: entrance hall with stairs to first floor; lounge with stripped wood flooring, feature wood burning stove and fitted alcove storage, open to dining room with stripped wood flooring; kitchen with a range of fitted units, hardwood work surfaces, some integrated appliances, under-stairs storage cupboard and side door access out to the rear yard. The first floor landing gives access to three bedrooms, bedrooms one and both doubles with painted wood flooring and bedroom two also with fitted alcove storage; family bathroom complete with four piece suite including a free standing roll top bath and spot lighting. The stairs to the second floor provide access to a generous loft space, which could be used/converted (with the necessary planning permission in place). Externally, a generous and well presented rear yard laid to raised decking and gravel

with wall and fenced boundaries and gated access to the rear service lane. Offered to the market with no onward chain, early viewings are advised!

Stylish Mid-Terrace | 1,187 Sq ft (110.2m2) | Three Bedrooms | Lounge to Dining Room | Kitchen | Bathroom with Four Piece Suite | Loft Space | Generous Rear Yard | Popular Location | Freehold | Council Tax Band B | EPC: C

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

2ND FLOOR

KITCHEN
12'3" x 8'4"
3.74m x 2.54m

STORE

DINING ROOM
14'10" x 11'7"
4.53m x 3.54m
into alcove

HALL

LOUNGE
14'5" x 11'7"
4.39m x 3.52m
into alcove

BATHROOM

LANDING
DOWN

BEDROOM
11'11" x 10'0"
3.63m x 3.05m
into alcove

BEDROOM
13'9" x 9'10"
4.20m x 3.00m
into alcove

BEDROOM/STUDY
10'4" x 8'0"
3.15m x 2.44m

LOFT SPACE

TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Offers Over £260,000

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