





**WEST FACING 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 Brickfield and indeed to the Ouseburn which are all within walking distance.



The accommodation briefly comprises: entrance hall with stairs to first floor; sitting room with feature fireplace; dining room with part fitted alcove storage; kitchen with fitted units, work surfaces, under-stairs storage cupboard and side door access to the yard. The first floor landing with storage cupboard gives access to three bedrooms, two of which are comfortable doubles; bathroom complete with four piece suite. Externally, a front town garden and an enclosed west facing rear yard, laid to artificial grass with a brick built storage space, wall boundaries and gated access to the rear service lane. Early viewings are advised to avoid disappointment.

Three Bedroom Mid-Terrace | 1,020 Sq ft (94.7m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen | Bathroom | Front Town Garden & West Facing Rear Yard | GCH | Popular Location | Freehold | Council Tax Band B | EPC: D



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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 £225,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

