

DELIGHTFUL PERIOD HOME with a FULL WIDTH BEDROOM and a GENEROUS REAR YARD! Situated close to Newcastle City Centre, this well presented three bedroom Victorian end-terrace is ideally located on Sackville Road, Heaton. Sackville Road, situated within striking distance from Chillingham Road with its cafes, restaurants and transport links into Newcastle city centre and beyond. The delightful Heaton Park is also a short walk as are the shops and amenities on Heaton Road.

The accommodation briefly comprises: entrance lobby through to entrance hall with stripped wood flooring, stairs to first floor and under-stairs storage cupboard; sitting room with stripped wood flooring and feature fireplace, open to dining room with stripped wood flooring and walk in bay; kitchen with fitted units, work surfaces, storage cupboard, stripped wood flooring and side door access to the yard. The split level first floor landing with sky light gives access to; bedroom one, a full-width room measuring close to 17ft with feature fireplace; bedroom two; bedroom three; family bathroom complete with three piece suite including a free standing roll top bath with rainfall shower over. Externally, a front town garden and a generous rear yard, laid mainly to gravel with a raised decked patio seating area, wall boundaries and both gated and garage door access to the service lane. Early viewings are advised to avoid disappointment.

Period End-Terrace | 1,230 Sq ft (114.2m²) | Three Bedrooms | Sitting Room to Dining Room | Kitchen | Bathroom | Front Town Garden | Generous Rear Yard | Period Features | GCH | Popular Location | Council Tax Band | Freehold | EPC: D

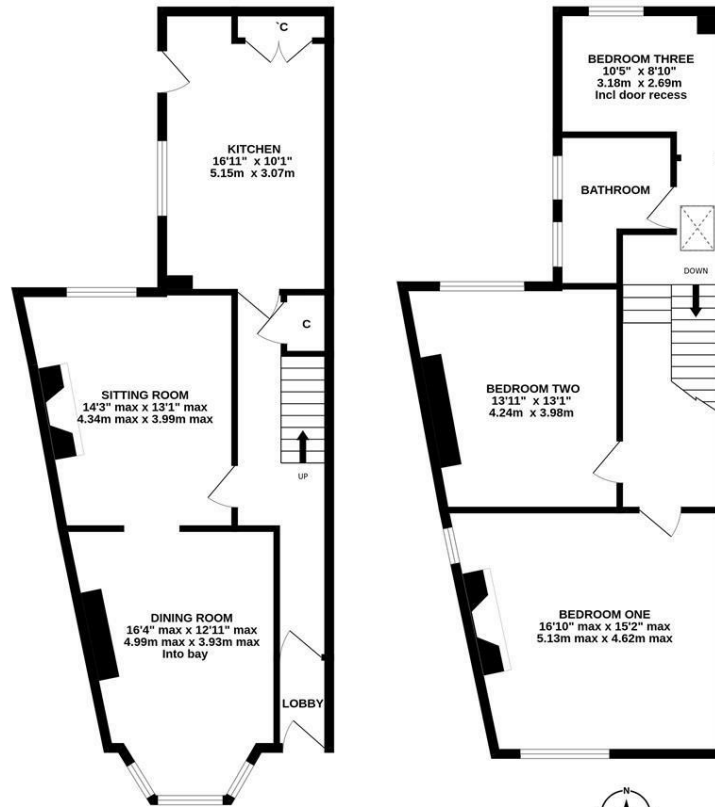
Offers Over £300,000



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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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