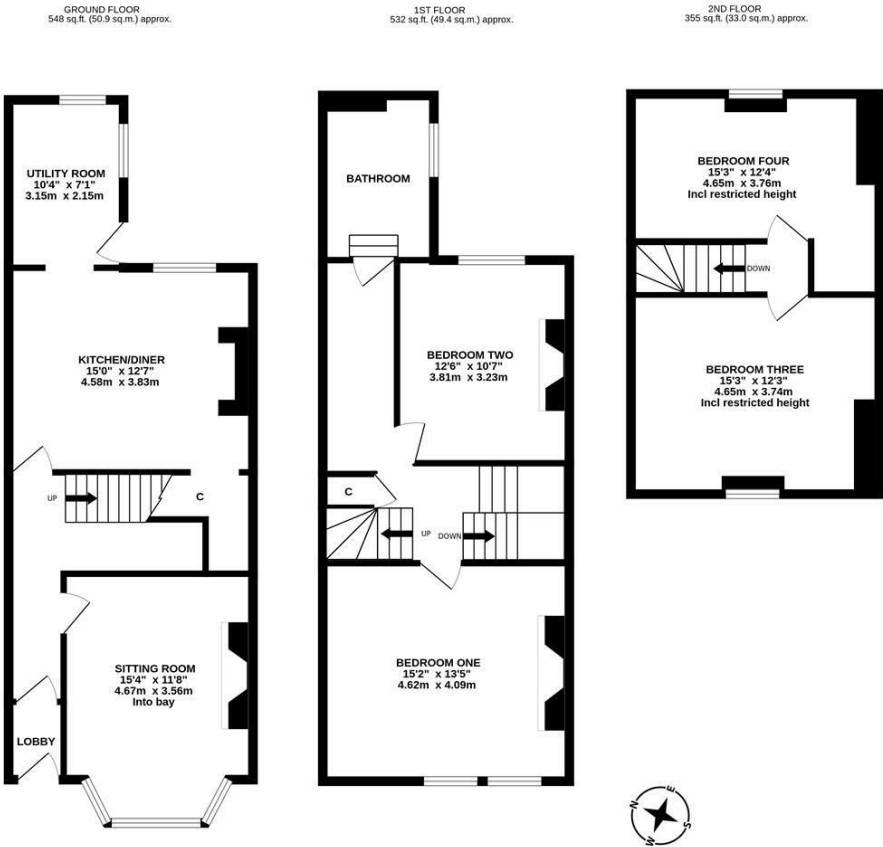Retaining a wealth of period features and open aspect views over Oxnam Gardens allotments, a proud Victorian terrace ideally located on Oxnam Crescent, Spital Tongues. On the edge of the city, Oxnam Crescent is conveniently situated within walking distance to Newcastle City Centre, the RVI, Newcastle University and the dental hospital.

Set over three floors and boasting over 1,400 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with walk in bay, painted wood flooring, feature fireplace and decorative ceiling; kitchen diner with under-stairs storage cupboard, painted wood flooring, kitchen area with fitted units, work surfaces and Belfast sink; utility room with fitted units, work surface, side door access to the yard and dual aspect windows. The first floor landing with storage cupboard gives access to; two double bedrooms; bedroom one a delightful full-width room measuring 15ft, with dual windows, feature fireplace, decorative ceiling and painted flooring, bedroom two with painted flooring and feature fireplace; family bathroom complete with four piece suite including a free standing roll top bath, spot lighting and painted wood flooring. To the second floor, a further two double bedrooms, both full-width rooms again measuring 15ft.

Externally, a south-west facing front town garden with dwarf wall boundary and to the rear, an enclosed yard, block paved with wall boundaries and gated access to the rear service lane. With gas 'combi' central heating and period features throughout, this great home demands an internal inspection.

Victorian Mid-Terrace | 1,435 (133.3m2) | Four Bedrooms | Sitting Room | Kitchen Diner | Utility Room | Bathroom with Four Piece Suite | Front Town Garden & Rear Yard | Open Aspect Views | Period Features | Great Location | Freehold | Council Tax Band C | EPC: D

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

UTILITY ROOM
10'4" x 7'1"
3.15m x 2.15m

KITCHEN/DINER
15'0" x 12'7"
4.58m x 3.83m

UP

C

SITTING ROOM
15'4" x 11'8"
4.67m x 3.56m
Into bay

LOBBY

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

BATHROOM

BEDROOM TWO
12'6" x 10'7"
3.81m x 3.23m

C

UP   DOWN

BEDROOM ONE
15'2" x 13'5"
4.62m x 4.09m

2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

BEDROOM FOUR
15'3" x 12'4"
4.65m x 3.76m
Incl restricted height

DOWN

BEDROOM THREE
15'3" x 12'3"
4.65m x 3.74m
Incl restricted height

TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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