



DELIGHTFUL PERIOD HOME with a 14FT GARAGE and a GENEROUS REAR YARD! Situated close to Newcastle City Centre, this well presented three bedroom mid-terrace is ideally located on Biddlestone Road, Heaton. Biddlestone 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 and stairs to first floor; sitting room with stripped wood flooring and ceiling rose; dining room, again with stripped wood flooring and under-stairs storage; kitchen with a range of fitted units, work surfaces and side door access to the yard; bathroom complete with three piece suite. The first floor landing gives access to three bedrooms, bedroom one a full-width room measuring close to 16ft with dual windows.

Externally, a paved front town garden with dwarf boundary and to the rear, an enclosed yard, paved with wall boundaries, storage cupboard and access to a 14ft garage providing storage/off-street parking. With no onward chain, early viewings are essential to avoid disappointment!

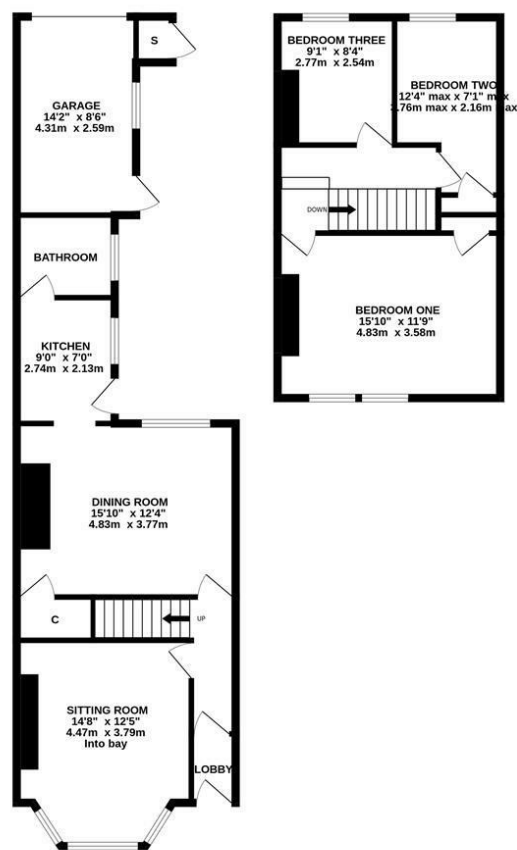
Period Mid-Terrace | Three Bedrooms | 1,072 Sq ft (99.6m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen | Bathroom | Garage | Front Town Garden & Rear Yard | GCH | Excellent Location | Freehold | Council Tax Band C | EPC: D



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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 £265,000**

**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.

