



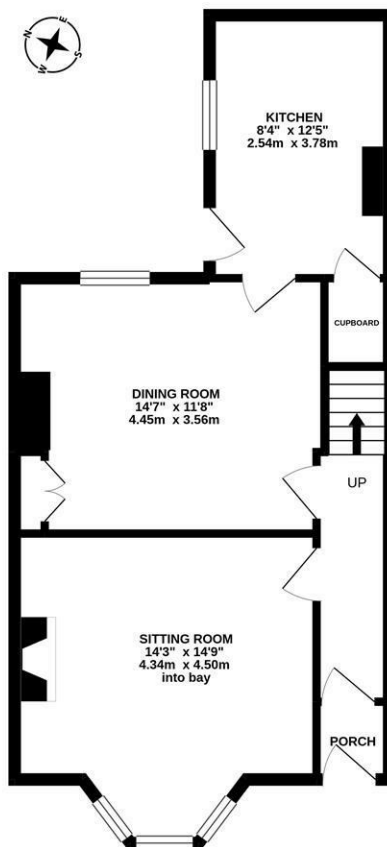
Well Presented Three Bedroom Terrace with Enclosed Rear Yard! Situated close to Newcastle City Centre, this three bedroom mid-terrace is ideally located on Spencer Street, Heaton. Chillingham Road. Spencer Street, positioned just off Rothbury Terrace is situated within striking distance to Chillingham 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.

Boasting over 1,000 Sq ft, the internal accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with walk in bay, stripped wood flooring and feature wood burning stove. open to dining room with fitted alcove storage and stripped wood flooring; kitchen with fitted units, under-stairs storage and side door access to the enclosed rear yard. The first floor landing with storage gives access to three double bedrooms and the family bathroom, complete with three piece suite and fitted storage cupboard. Externally, a south-west facing town garden to the front with mature hedge planting and to the rear, a delightful enclosed yard with artificial grass, external store and wall boundaries with gated access to the rear service lane. With gas central heating and double glazing, early viewings are essential.

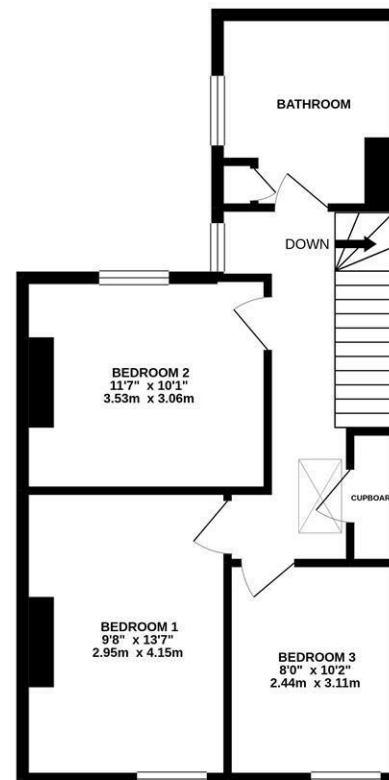
Mid-Terrace | 1,033 Sq ft (95.9m²) | Three Double Bedrooms | Sitting Room to Dining Room | Kitchen | Bathroom with Three Piece Suite | South-West Facing Front Town Garden | Delightful Enclosed Rear Yard | GCH & DG | Great Location | Council Tax Band C | EPC: C

Offers Over £265,000

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (95.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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