



## 31 Dene Terrace, Newcastle Upon Tyne, NE15 8HX

**Offers Over £180,000**

Hive Estates welcomes to the market this unique and characterful 3 bedroom mid-terrace home. Benefitting from a spacious living room with wood-burning stove, fitted kitchen and 3 double bedrooms, there is a generous lawned garden with traditional Victorian wall along one side.

Situated on Dene Terrace in Walbottle, this beautiful period property was built in the 1800's and is made of stone. It is set in a quiet village location, close to many countryside walks, amenities, local schools and has great transport links for the A1 and city centre. There is a lane which runs along the back of the terrace, where there is a gated yard with door opening into an entrance hallway. There is a fitted kitchen with integrated appliances, plenty of storage space, sink beneath the window and convenient under-stair storage cupboard. Next to the kitchen is the spacious living room with feature fireplace, wood-burning stove, window overlooking the garden and door leading to rear vestibule and steps to the garden. The garden is generous in size, mainly laid to lawn with an original Victorian wall running along one side, and a stepped patio area beside the house. The first floor is occupied by three bedrooms and a recently refurbished modern tiled bathroom with shower over bath, basin and WC. Finished and decorated to a high standard, the property benefits from recently fitted carpets throughout, gas central heating, double glazing and an original coal bunker in the front yard.

**Kitchen/Breakfast Room 8'4" x 14'7" (2.55 x 4.45)**

**Lounge/Diner 16'0" x 18'0" (4.9 x 5.51)**

**Bedroom 1 15'7" x 9'10" (4.75 x 3.0)**

**Bedroom 2 15'7" x 7'10" (4.75 x 2.4)**

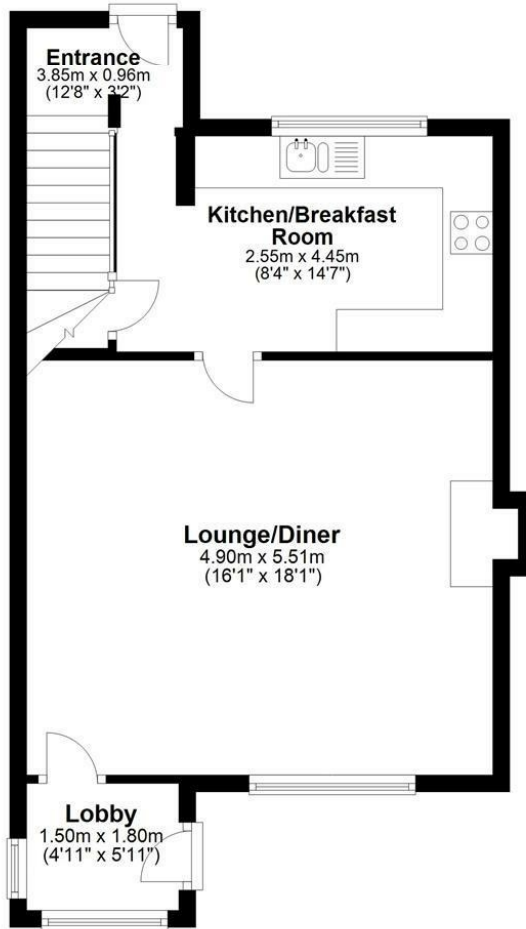
**Bedroom 3 8'10" x 7'10" (2.7 x 2.4)**

**Bathroom 5'2" x 6'6" (1.6 x 2.0)**



### Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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