



- 2 Bed Mid Terraced House
- Spacious Lounge with Multifuel Stove
- Bathroom/WC with Shower
- Cash Offers Only

- Popular Village Location
- Conservatory
- Generous Enclosed Front Garden with Rear Yard

- In Need of Refurbishment
- Breakfasting Kitchen
- Fabulous Opportunity

*** CASH offers only *** A 2 bedroomed mid terraced house in a pleasant village location, in need of refurbishment. Offering a fabulous opportunity to the successful buyer to create a superb property to their own taste and requirements, this property is offered with vacant possession. With gas fired central heating and sealed unit double glazing, the Lounge has a multifuel stove, with sliding doors opening to the Conservatory, overlooking and with a door to the garden. The Breakfasting Kitchen is fitted with wall, base and display units with inset sink unit and work surfaces. The Rear Porch leads to the rear yard. Stairs lead from the lounge to the First Floor Landing, with fitted wardrobe/storage cupboard. Bedroom 1 has a range of fitted wardrobes with storage cupboards over, access to the loft via a retractable ladder and lovely views over surrounding countryside to the front. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath and shower cubicle with electric shower.

Externally, the good sized Front Garden is lawned with shrubs, a greenhouse and shed. The Rear Yard is block paved with wrought iron gates.

Callerton is a small village on the Western periphery of Newcastle. The village has a pub with public transport and road links into the city, to the Airport and other surrounding areas.

Lounge 16'4 x 17'10 (max) (4.98m x 5.44m (max))

Conservatory 13'2 x 7'10 (4.01m x 2.39m)

Breakfasting Kitchen 18'0 x 8'0 (5.49m x 2.44m)

Rear Porch 4'2 x 4'2 (1.27m x 1.27m)

First Floor Landing

Bedroom 1 14'0 x 17'10 (into recess) (4.27m x 5.44m (into recess))

Bedroom 2 11'6 x 8'3 (3.51m x 2.51m)

Bathroom/WC 8'2 x 6'0 (2.49m x 1.83m)



Energy Performance: Current D Potential B
 Council Tax Band: B
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:
All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.