



- 2 Bed First Floor Flat
- Fitted Kitchen
- Gas CH & SUDG
- Council Tax Band: A EPC: D

- Well Presented
- Bathroom/WC with Shower
- Sought After Location

- 19' Lounge with Fireplace
- Rear Yard
- Ideal First Purchase/Investment

A well presented and appointed 2 bedroomed upper flat, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to stairs to the First Floor Landing, with access to the loft. The focal point of the 19' Lounge is a coal effect electric fire set within an attractive surround and there is also a storage cupboard. The Kitchen is fitted with wall and base units, sink unit, plumbing for a washer and stairs down to the rear yard. Bedroom 1 has a corniced ceiling, attractive painted fireplace and bay to the front. Bedroom 2 is also to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with shower mixer and fully tiled surrounds.

Externally, there is a nicely presented and separate Rear Yard with fence and gate to the rear.

King John Terrace is well placed for access to the eclectic range of shops, pubs, cafes and restaurants on both Chillingham and Heaton Roads. The property is well placed for Heaton Park and there are good road and public transport links into the city centre and throughout Tyneside.

Entrance Hall

First Floor Landing

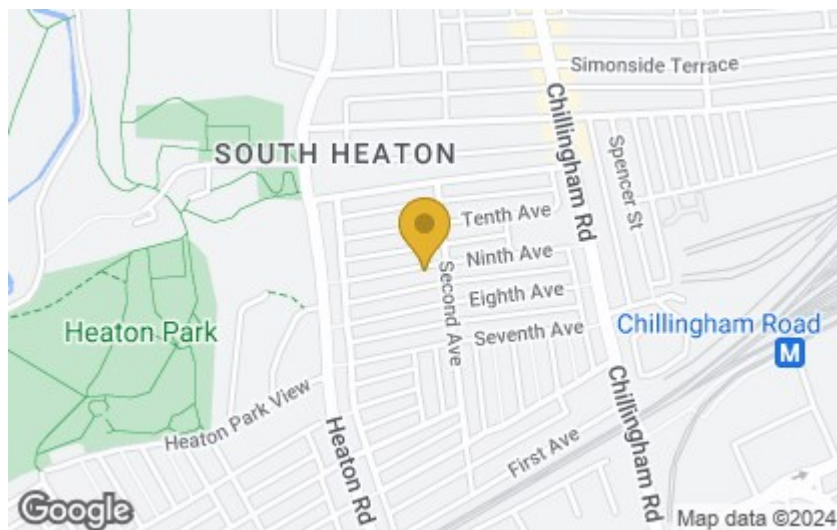
Lounge 19'2 x 11'0 (5.84m x 3.35m)

Kitchen 10'2 x 8'6 (3.10m x 2.59m)

Bedroom 1 13'9 x 17'11 (into bay) (4.19m x 5.46m (into bay))

Bedroom 2 10'0 x 7'2 (3.05m x 2.18m)

Bathroom/WC 7'9 x 5'2 (2.36m x 1.57m)



Energy Performance: Current D Potential D
 Council Tax Band: A
 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.