



- 3 Bed Mid Terraced House
- Deceptively Spacious Family Accommodation
- Scope for Updating. Fantastic Opportunity
- Pleasant Open Aspect. Spacious Rear Yard with Shed
- Lounge with Fireplace
- Study; Breakfasting Kitchen
- Utility; Conservatory; WC
- For Sale by Modern Auction - T's & C's Apply
- Starting Bid with Reserve

****FOR SALE BY MODERN AUCTION**** A 3 bedroomed mid terraced house, offering deceptively spacious family accommodation. With a pleasant open aspect to the front, with views over school playing fields, this property offers scope for updating and refurbishment, providing an opportunity to create a superb property to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Lounge, with feature painted stone fireplace. Double doors open to the spacious Breakfasting Kitchen, fitted with wall and base units, sink unit, split level oven, 4 ring ceramic hob and integral dishwasher with a matching door. There is a Study, with combi boiler, a Conservatory and WC. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes with storage cupboards over and is to the rear. Bedroom 2 has a range of fitted wardrobes and storage cupboards and enjoys a pleasant open aspect to the front. Bedroom 3 is also to the front. The Shower/WC has a low level wc, pedestal wash basin, shower quadrant with mains shower and a storage cupboard. Externally, there is a generous Rear Yard with garden area and large shed.



This property is well placed for local amenities, along with excellent road and public transport links into the city and other surrounding areas.

Reception Hall 21'2 x 7'0 (max) (6.45m x 2.13m (max))

Lounge 14'11 x 14'0 (max) (4.55m x 4.27m (max))

Study 10'3 x 7'6 (3.12m x 2.29m)

Breakfasting Kitchen 16'0 x 14'0 (4.88m x 4.27m)

Utility Room 6'10 x 6'8 (2.08m x 2.03m)

Conservatory 10'9 x 8'6 (3.28m x 2.59m)

WC 6'10 x 2'10 (2.08m x 0.86m)

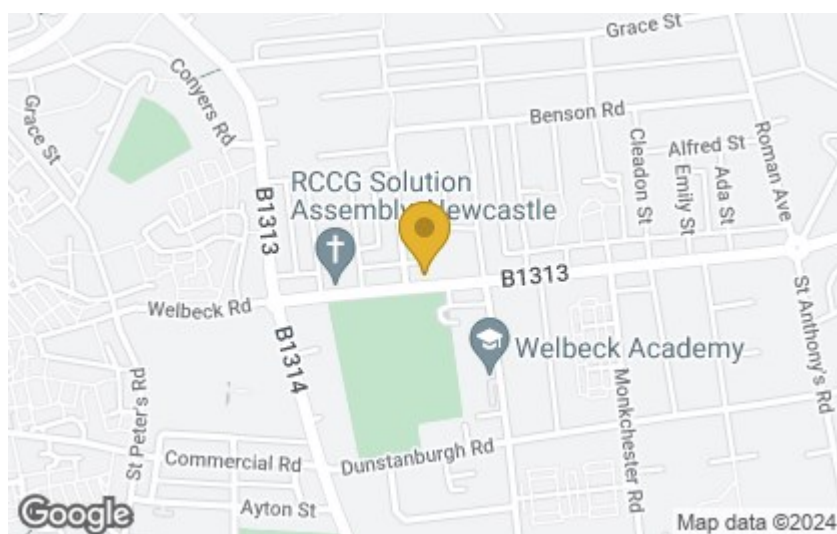
First Floor Landing

Bedroom 1 16'0 x 13'2 (max to back of 'robes) (4.88m x 4.01m (max to back of 'robes))

Bedroom 2 14'10 x 14'0 (max) (4.52m x 4.27m (max))

Bedroom 3 10'9 x 7'0 (3.28m x 2.13m)

Shower/WC 10'2 x 7'8 (3.10m x 2.34m)



Newcastle City Council: 0191 2787878

Energy Performance: Current: TBC

Council Tax Band: A

Distance from: Monkchester Road Nursery School: 0.25 miles

Distance from: St Lawrence Primary School: 0.25 miles

Distance from Welbeck Academy: 0.1 mile

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.