

- 2 Bed Ground Floor Flat
- Shower/WC
- Popular Residential Area
- Council Tax Band: A EPC: TBA

- Spacious Lounge
- Shared Rear Yard
- Gas CH & SUDG

- Fitted Kitchen
- Well Presented & Appointed
- Ideal First Purchase/Investment

A well presented and appointed 2 bedroomed ground floor Tyneside flat offering deceptively spacious accommodation, within this sought after location. With gas fired central heating and sealed unit double glazing, there is a communal hall, with access to the flat. The Reception Hall has a dado rail and recess with cloaks rail. The focal point of the Lounge is a wall mounted contemporary electric fire and there is also a fitted storage cupboard and attractive bay window to the rear. The Kitchen is fitted with a range of wall and base units with sink unit, split level double oven, 4 ring electric hob with stainless steel/gas extractor over, plumbing for a washer and cupboard housing the combi boiler. Bedroom 1 has a dado rail and is to the front. Bedroom 2 also has a dado rail and is to the rear. The Shower/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet over and shower quadrant with rainhead and hand held showers. Externally, there is a small shared Front Garden and shared Rear Yard, with cold water tap and gate to the rear lane.



King John Terrace is conveniently situated for the shops, pubs, cafes and restaurants on both Heaton and Chillingham Roads. It is also well placed for Heaton Park, as well as transport links, including the Metro system, for excellent access throughout Tyneside.

**Reception Hall 11'10 x 3'7 (3.61m x 1.09m)**

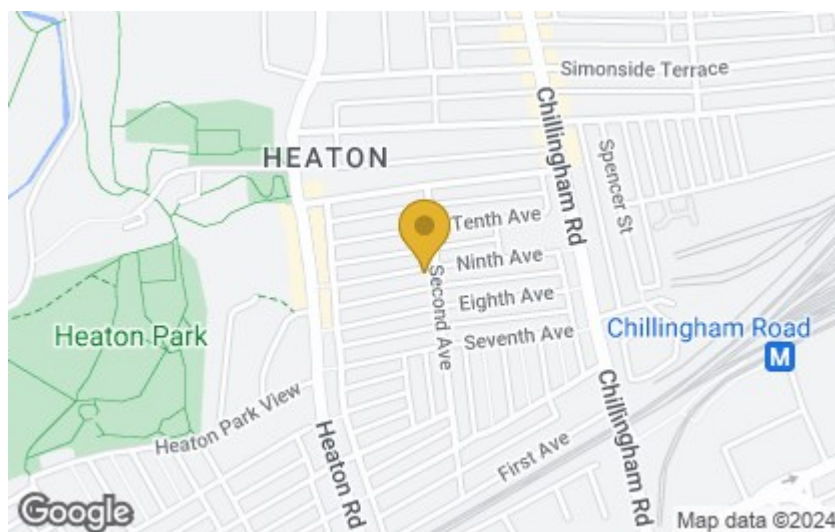
**Lounge 18'7 x 13'6 (5.66m x 4.11m)**

**Kitchen 11'4 x 8'0 (3.45m x 2.44m)**

**Bedroom 1 15'10 x 7'10 (4.83m x 2.39m)**

**Bedroom 2 13'8 x 7'0 (4.17m x 2.13m)**

**Shower/WC 7'8 x 5'4 (2.34m x 1.63m)**



Newcastle City Council 0191 2787878

Energy Performance: TBC

Council Tax Band: A

Distance from Chillingham Road Primary School: 0.1 miles

Distance from Chillingham Road Metro Station: 0.6 miles

Distance from Newcastle City Centre: 2.6 miles

*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.