



- 3 Bed End Terraced Upper Tyneside Flat
- Lounge with Fireplace
- Gas CH; Some SUDG
- Well Placed for Amenities
- In Need of Updating
- Kitchen
- Side Garden; Rear Yard

- Fabulous Opportunity
- Bathroom with Shower
- Great Location

An excellent opportunity to purchase a 3 bedroomed end terraced 'upper' Tyneside flat, in a great location within this sought after residential area. With gas fired central heating and sealed unit double glazing to some windows, this property is in need of updating and is ideal for someone looking to create a fabulous property to their own taste and requirements. The Entrance Hall has stairs to the First Floor Landing, with window to the side for natural light and a storage cupboard. The focal point of the Lounge is a real flame gas fire within an ornate polished wood surround, with tiled insert and hearth. There is also a picture rail and fitted storage and display unit to the recess. The Kitchen is fitted with wall, base and display units, sink unit, split level oven, 4 ring gas hob, central heating boiler and shelved pantry. Bedroom 1 has a picture rail, original oak fireplace with tiled insert and hearth and a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom has a wash basin with storage under and panelled bath with mains shower over and screen. The separate WC has a low level suite. There is a Rear Hall leading to stairs down to the Rear Yard, with off street parking and there is also a Side Garden with considerable potential.

This property is ideally situated close to Iris Brickfield Park and has good road and public transport links, including a nearby Metro Station. There are good local schools and an eclectic range of shops, pubs, restaurants and cafes on Chillingham Road.

Entrance Hall

First Floor Landing

Lounge 14'1 x 14'0 (4.29m x 4.27m)

Kitchen 10'3 x 8'10 (3.12m x 2.69m)

Bedroom 1 12'8 x 15'4 (into bay) (3.86m x 4.67m (into bay))

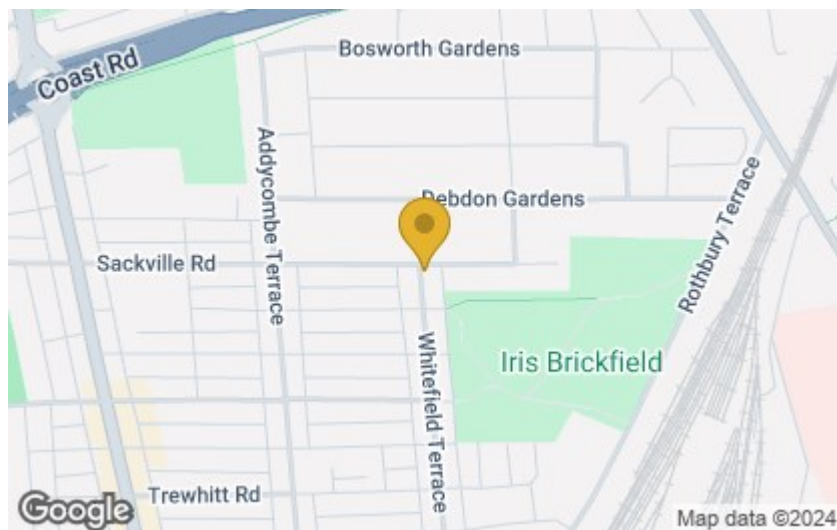
Bedroom 2 10'3 x 9'0 (3.12m x 2.74m)

Bedroom 3 10'1 x 8'9 (3.07m x 2.67m)

Bathroom 6'3 x 5'6 (1.91m x 1.68m)

WC 6'6 x 3'0 (1.98m x 0.91m)

Rear Hall 6'2 x 3'2 (1.88m x 0.97m)



Newcastle City Council 0191 2787878

Energy Performance: Current C Potential C

Council Tax Band: A

Distance from Ravenswood Primary School: 0.25 miles

Distance from Chillingham Road Metro: 0.8 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.