



- 3 Bed Mid Terraced House
- Lounge with Fireplace
- Bathroom/WC with Shower
- A Fabulous Opportunity

- Sought after Residential Area
- Breakfasting Kitchen
- Front & Rear Gardens

- In Need of Updating/Refurbishment
- Rear Hall/Utility
- Outhouses & External WC

A fabulous opportunity to purchase a 3 bedroomed mid terraced house, within this sought after residential area. In need of updating and refurbishment, this is an excellent opportunity to create a superb property to the successful purchaser's own taste and requirements. The Reception Hall, with understair storage cupboard, leads to the Lounge, with a coal effect real flame gas fire within a contemporary polished wood surround. The Breakfasting Kitchen is fitted with a range of wall and base units, Belfast sink, plumbing for a washer and a combi boiler. The Rear Hall/Utility has a Belfast sink, plumbing for a washer and door to the rear garden. Stairs lead from the hall to the First Floor Landing, with storage cupboard. Bedroom 1 is to the front. Bedroom 2 is to the rear and has a shelved storage cupboard and a range of freestanding wardrobes. Bedroom 3 also has a storage cupboard and is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over, fully tiled walls and storage cupboard.

Externally, the Front Garden is lawned, with plants and shrubs to the borders. The Rear Garden has a lawn, well stocked borders, cold frame, range of outhouses/shed and an external wc.

This property is conveniently situated for amenities including shops, restaurants and pub. There is good access to road and public transport links, including the Metro system at Four Lane Ends, for ease of access into the city, to the coast and throughout Tyneside.

Reception Hall 13'6 x 5'10 (4.11m x 1.78m)

Lounge 13'4 x 13'4 (4.06m x 4.06m)

Breakfasting Kitchen 14'5 x 8'0 (4.39m x 2.44m)

Rear Hall/Utility 7'10 x 5'0 (2.39m x 1.52m)

First Floor Landing

Bedroom 1 12'5 x 12'4 (3.78m x 3.76m)

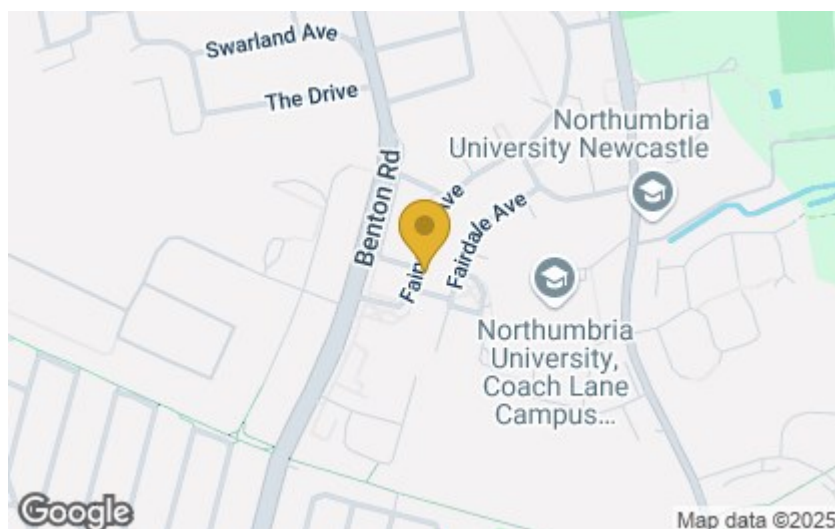
Bedroom 2 13'0 x 8'6 (3.96m x 2.59m)

Bedroom 3 9'2 x 8'0 (2.79m x 2.44m)

Bathroom/WC 6'4 x 5'6 (1.93m x 1.68m)

External WC 4'10 x 3'2 (1.47m x 0.97m)

Shed 7'7 x 6'8 (2.31m x 2.03m)



Newcastle City Council 0191 2787878

EPC: TBC

Council Tax Band: A

Benton Park Primary School: 0.1 miles

Four Lane Ends Metro Station: 0.6 miles

Newcastle Central Railway Station: 2.5m

Newcastle International Airport: 7.8m

Distance from Newcastle International Airport: 7.8 miles

These particulars or information 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.