



3



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- 3 Bed First Floor Tyneside Flat
- Lounge
- Rear Yard
- Council Tax Band: A EPC: D

- Attractively Presented
- Refurbished Kitchen
- Gas CH & SUDG

- Excellent Location with Good Parking
- Bathroom/WC with Shower
- Ideal for a Professional Person/Couple/Investment

A well presented 3 bedroomed 'upper' Tyneside flat in an excellent location within this popular residential area. With good parking and close to Iris Brickfield Park, this property has gas central heating and sealed unit double glazing. The Entrance Hall has stairs to the First Floor Landing. The Lounge is to the rear and leads to the Kitchen, refurbished with wall and base units, sink unit, breakfast table, combi boiler, Velux roof light and door to steps to the rear yard. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with screen and electric shower over and tiled surrounds, vanity shelf and mirror over. Externally, there is a Rear Yard.

Tosson Terrace is well placed for the eclectic range of pubs, shops, cafes and restaurants on Chillingham Road and there are also excellent road and public transport links, including the Metro system, for ease of access into the city, to the coast and throughout Tyneside.

Entrance Hall

First Floor Landing

Lounge 14'8 x 12'0 (4.47m x 3.66m)

Kitchen 13'9 x 7'6 (4.19m x 2.29m)

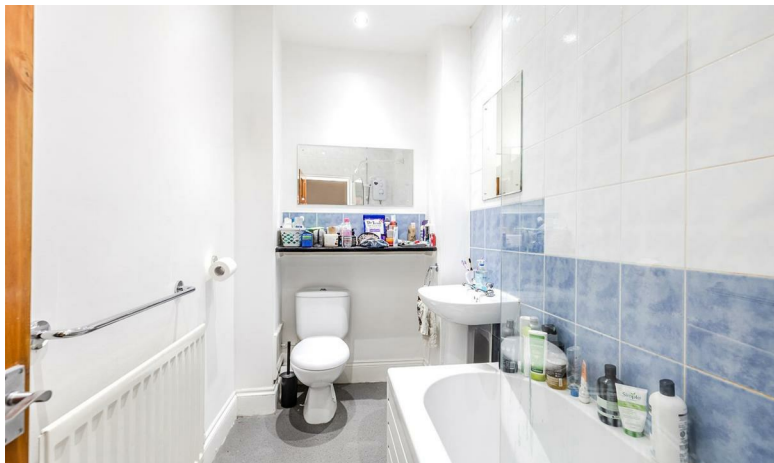
Bedroom 1 10'8 x 12'0 (into bay) (3.25m x 3.66m (into bay))

Bedroom 2 11'6 x 8'6 (3.51m x 2.59m)

Bedroom 3 10'8 x 8'6 (3.25m x 2.59m)

Bathroom/WC 8'6 x 5'2 (2.59m x 1.57m)

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: A

Distance from School:

Distance from Metro:

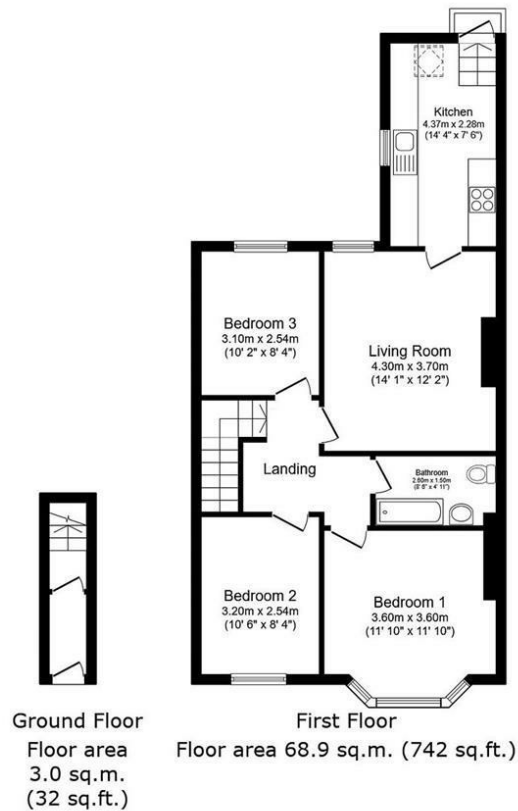
Distance from Village Centre:

Please note all sizes and distances are approximate.

**2024
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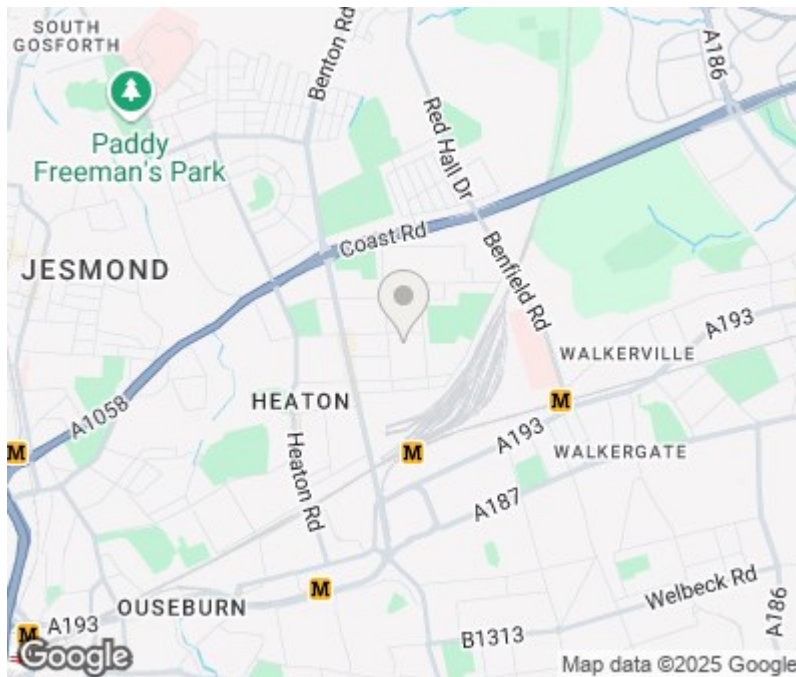
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Total floor area: 71.9 sq.m. (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)



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.