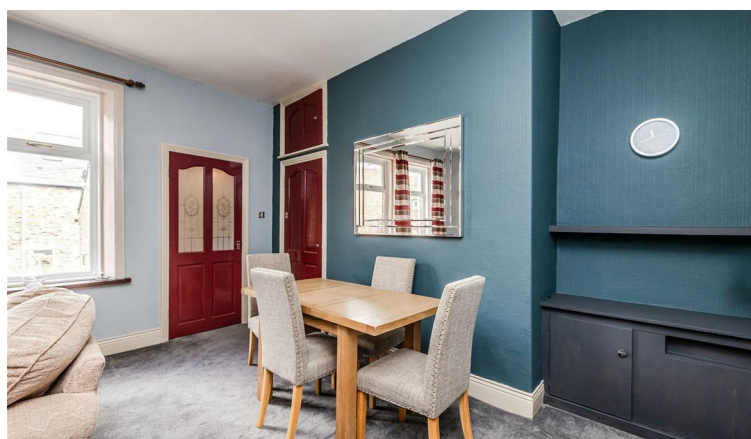




2



1



1

- 2 Bed First Floor End of Terrace Flat
- 19'0 Lounge
- Separate West Facing Rear Yard
- Scope for Some Updating

- Well Presented
- Fitted Kitchen
- Gas CH & SUDG

- Excellent Location Close to Heaton Road & Park
- Shower/WC
- Ideal for a Professional Couple/Investment

This 2 bedroomed first floor end of terrace Tyneside flat is ideally situated for Heaton Road and Park. Well presented, the property would benefit from some cosmetic updating and therefore presents an excellent opportunity to create a superb property to the successful purchaser's own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs to the First Floor Landing, with recess with a storage unit with book shelving over. The focal point of the 19' Lounge is a wall mounted contemporary electric fire and there is also a storage cupboard. The Kitchen is fitted with a range of wall and base units, sink unit, 4 ring ceramic hob, combi boiler, plumbing for a washer, tiled floor and door to external stairs to the rear yard. Bedroom 1 is well fitted with a good range of wardrobes with storage cupboards over and there is a bay to the front. Bedroom 2 is also to the front and has fitted wardrobes and a storage cupboard. The Shower/WC is fitted with a low level wc, wash basin with storage under and mirror fronted cabinet over, shower quadrant with electric shower unit, panelled and tiled walls and mirror with integral light. Externally, there is a private West facing Rear Yard.

King John Terrace is just off Heaton Road, with a good range of shops, cafes and restaurants, with further amenities nearby, on Chillingham Road. Heaton Park is also close by. There are good road and public transport links into the city and throughout Tyneside.

Entrance Hall

First Floor Landing

Lounge 14'10 (max x 19'3 (max into recess) (4.52m (max x 5.87m (max into recess))

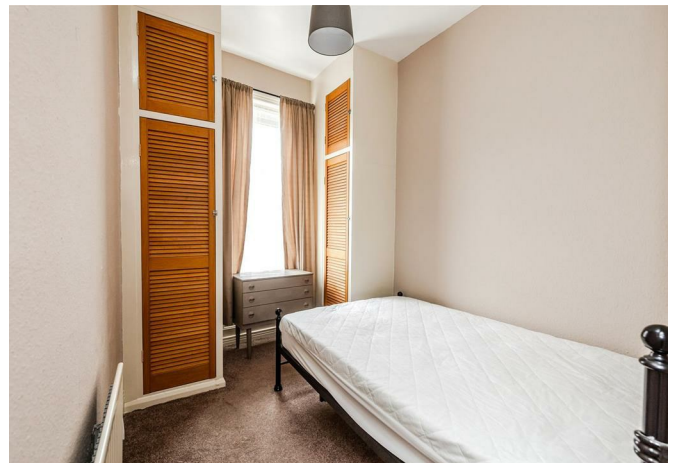
Kitchen 10'5 x 7'8 (3.18m x 2.34m)

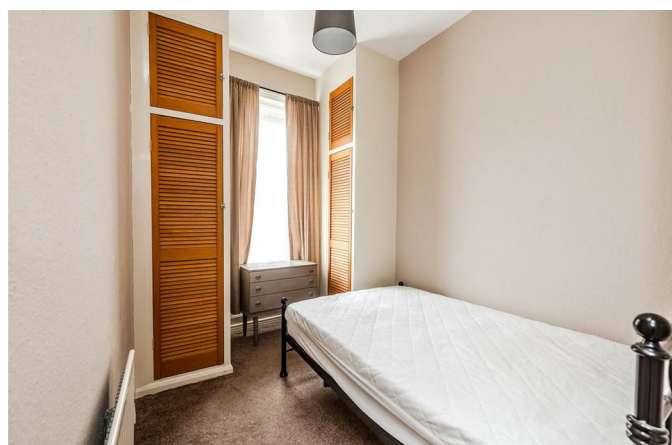
Bedroom 1 11'2 x 12'0 (into bay) (3.40m x 3.66m (into bay))

Bedroom 2 10'3 x 7'6 (3.12m x 2.29m)

Shower/WC 7'0 x 5'3 (2.13m x 1.60m)

**Floor Plan and EPC on order*





Newcastle City Council: 0191 2787878

EPC: TBC

Council Tax Band: A

Ravenswood Primary School: 0.7m

Chillingham Road Primary School: 0.1m

Newcastle Central Railway Station: 2.8m

Newcastle International Airport: 8.7m

Please note all sizes and distances are approximate.

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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.