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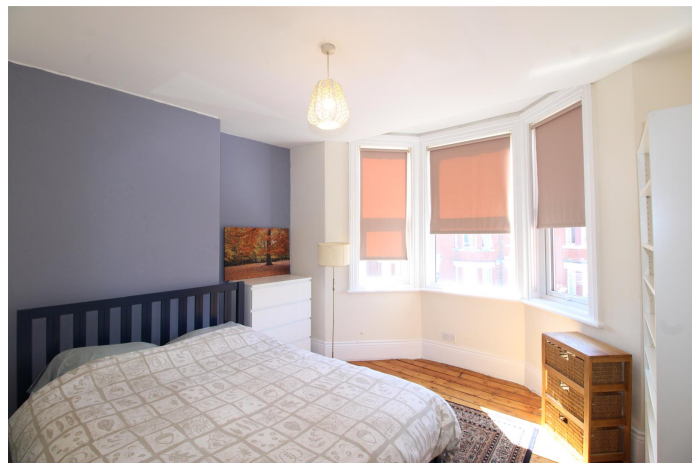
- 3 Bed Upper Flat
- Kitchen
- Gas CH & SUDG
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- Deceptively Spacious Accommodation
- Bathroom and Jack 'n' Jill Shower Room
- Sought After Location

- Lounge
- Rear Yard/Patio
- Convenient for Amenities & Metro

A 3 bedroomed flat, with attic conversion providing 2 additional rooms, conveniently located within this popular residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs leading to the First Floor Landing. The Lounge has a recessed fireplace and shelved storage cupboard. The Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, combi boiler, plumbing for a dishwasher and auto-washer and door with steps down to the rear. Bedroom 1 has an exposed polished wood floor and bay to the front. Bedroom 2 is to the front. Bedroom 3 is to the rear and has an original cast iron fireplace and exposed polished wood floor. The Bathroom/WC has a low level wc, pedestal wash basin and a panelled bath with electric shower over, screen, tiled surrounds and a chrome towel warmer. Stairs lead from the landing to the Second Floor. Attic Room 1 is 'L' shaped with fitted wardrobes and drawer unit, 'T' fall ceiling and 2 Velux roof lights. Attic Room 2 also has a 'T' fall ceiling and Velux roof light. Both rooms share a Jack 'n' Jill Shower/WC, fitted with low level wc, pedestal wash basin, shower cubicle with mains shower unit and a chrome towel warmer. Externally, there is a pleasant patio/Rear Yard.

Simonside Terrace is well placed for amenities, including local schools, a great variety of pubs, restaurants, cafes and shops on Chillingham Road and Iris Brickfield and Heaton Parks. There are also good road and public transport links including the Metro system, with easy access into the city, to the coast and throughout Tyneside.





Energy Performance: Current D Potential C
Council Tax Band: A

2024
WINNERS

ESTAS

Verified reviews from our clients

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.