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- 3 Bedroom Terraced House
- Wet Room with a Shower
- Garden to the Rear
- 

- No Upper chain Involved
- 24/7 heating and hot water from the Byker District Heating Network
- Council Tax Band A

- Open Plan Kitchen Diner
- Sealed Unit Double Glazed Windows
- EPC D

3 bedroom terraced house with no upper chain involved. Benefitting from sealed unit double glazed windows and 24/7 heating and hot water from the Byker District Heating Network. The property briefly comprises of an Entrance Hallway with laminate flooring, open plan Kitchen Diner with wall and base units, worktop surfaces, sink and drainer unit, tiled splash back, integrated electric over and hob with an extractor over, laminate flooring and stairs to the first floor. Lounge which also has laminate flooring. First floor Landing with a storage cupboard. Wet Room with an electric shower, pedestal hand wash basin, low level w/c and panels to the walls. Bedroom 1 has a storage cupboard, Bedroom 2 also has a storage cupboard, Bedroom 3 is to the rear aspect.

Externally there is a low maintenance garden with paved and gravelled areas to the rear which enjoys a southerly aspect.

Norfolk Square is situated within Byker to the East of the City Centre with good transport links and an array of local shops nearby.





Energy Performance: Current D Potential C  
Council Tax Band: A  
Distance to Byker Primary School: 0.1 miles  
Distance to City Centre: 1.6 miles  
Distance to Byker Metro: 0.1 miles

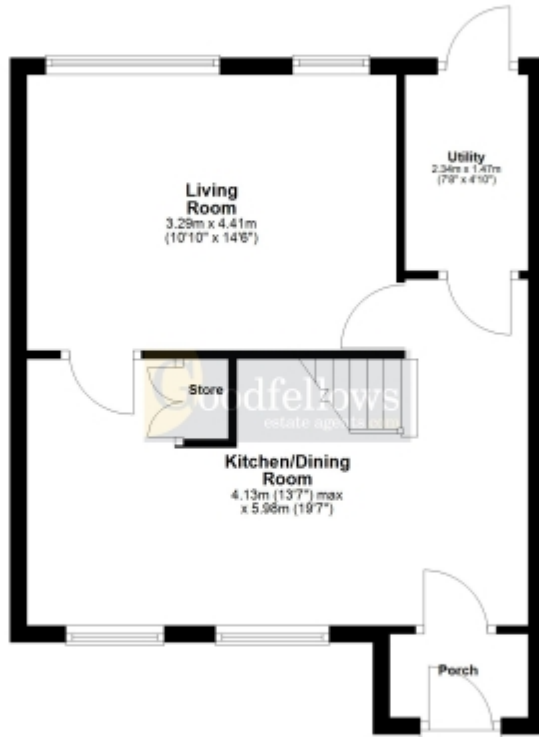
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Verified reviews from our clients

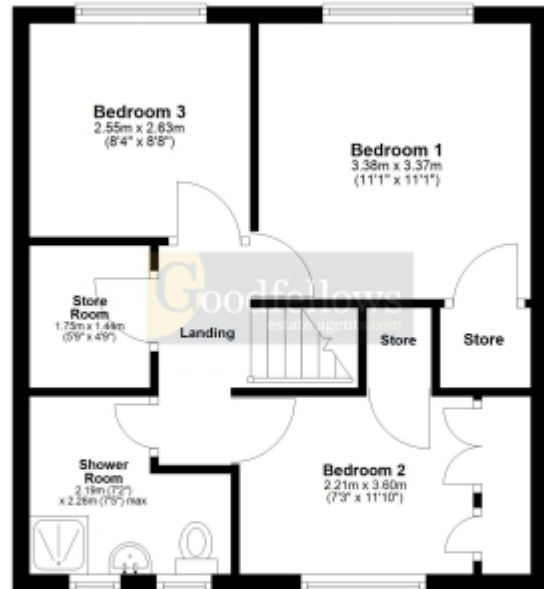
## Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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.