



2



1



1

- 2 Bedroom End Terrace House
- No Upper Chain Involved
- Gas Central Heating
- EPC D

- Corner Plot Garden
- Popular Residential Location
- Sealed Unit Double Glazed Windows

- Driveway Parking
- Breakfasting Kitchen
- Council Tax Band A

2 double bedroom end terraced house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor. Lounge with a feature fireplace and storage cupboard, Breakfasting Kitchen with wall and base unit, roll top work surfaces, plumbed for washing machine, wall mounted Combi boiler, tiled splash back, gas cooker point, laminate flooring and door to the rear garden. First floor Landing leading to the Shower Room which has a cubicle with an electric shower, low level w/c, pedestal hand wash basin, tiled walls and an extractor fan, Bedroom 1 is to the front aspect, Bedroom 2 is to the rear aspect and has a loft hatch.

Externally to the front there is a lawned garden and driveway, to the side there is lawned and paved areas, to the rear there a low maintenance paved area.

High Heaton is a sought after residential area, well placed for local amenities including schools and conveniently placed for road and public transport links into the city, the coast and other surrounding areas.





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

Distance to Cragside Primary School: 0.3 miles
Distance to Chillingham Road Metro: 1.0 miles
Distance to City Centre: 2.3 miles

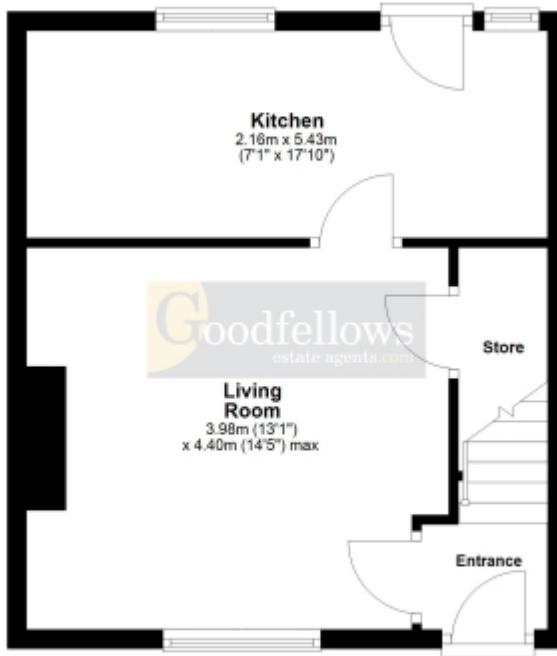
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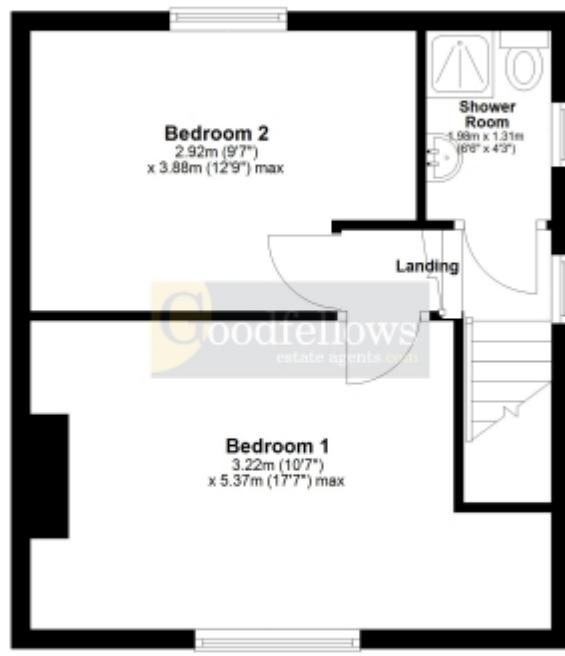
Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 67.5 sq. metres (726.4 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		72 C
55-68	D	64 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.