

*Symonds
Taylor*

16 First Avenue, Newcastle Upon Tyne

Newcastle Upon Tyne

Offers Over **£325,000**



16 First Avenue

Heaton, Newcastle Upon Tyne

This well presented, extended four bedroom terraced house is located in the heart of Heaton on First Avenue. Being centrally located, the property is within walking distance to Chillingham Road and Heaton Road both offering numerous amounts of cafes, shops, bars and restaurants. There is easy access to Chillingham Road Metro, Coast Road and Newcastle City Centre.

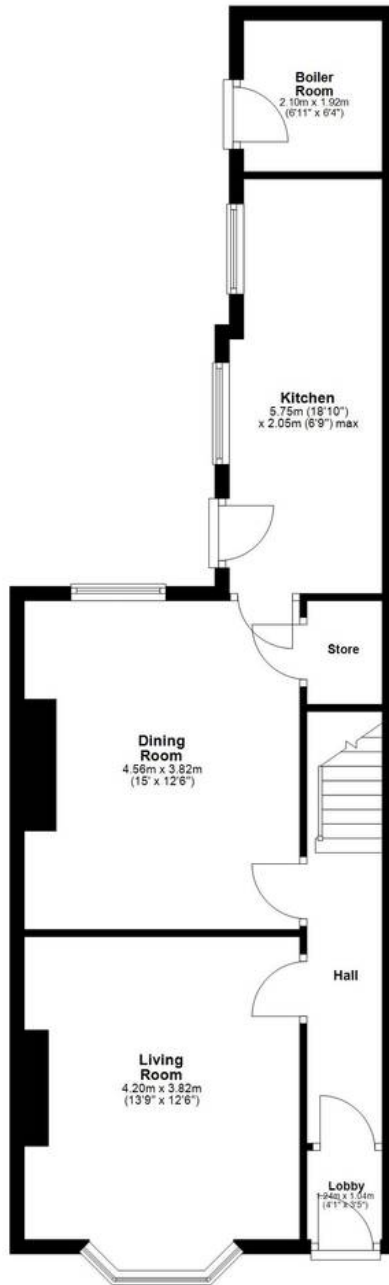
The living room is a beautiful and bright reception room. With a south facing aspect, the bay window provides ample natural light to fill the room. The main focal point is the charming fireplace and on either side the alcoves have beautiful built-in storage. Following on is the dining room, this room has been tastefully decorated and includes a fitted dining seating area, mantelpiece and under stairs storage. The kitchen is situated towards the back of the property, accessed from the dining room and has a door leading out to the rear yard. The contemporary kitchen benefits from ample wall and base units, a tiled splash back area and has space and plumbing for a washing machine, dishwasher and fridge freezer. The principal bedroom is positioned over the front of the property and has a south facing aspect, allowing ample light to fill this spacious room. There are beautiful high ceilings, an original ceiling rose and built in wardrobes and dresser. The second bedroom is a double bedroom and faces the rear, towards the yard. The family bathroom is tiled and consists of a bath, separate shower, WC and sink. Onto the top floor are two further double bedrooms, both of which benefitting from Velux windows and eaves storage.

Council Tax band: B | Tenure: Freehold



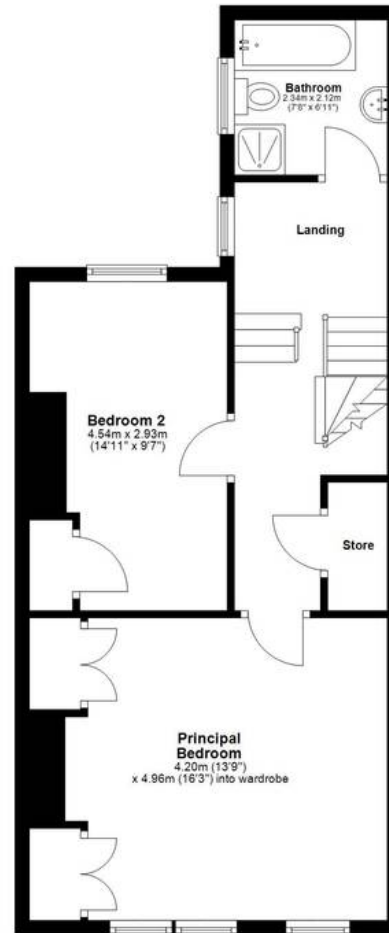
Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



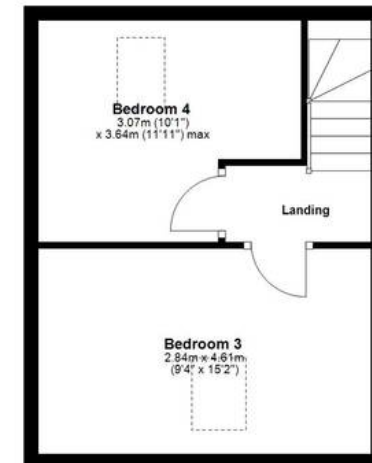
First Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



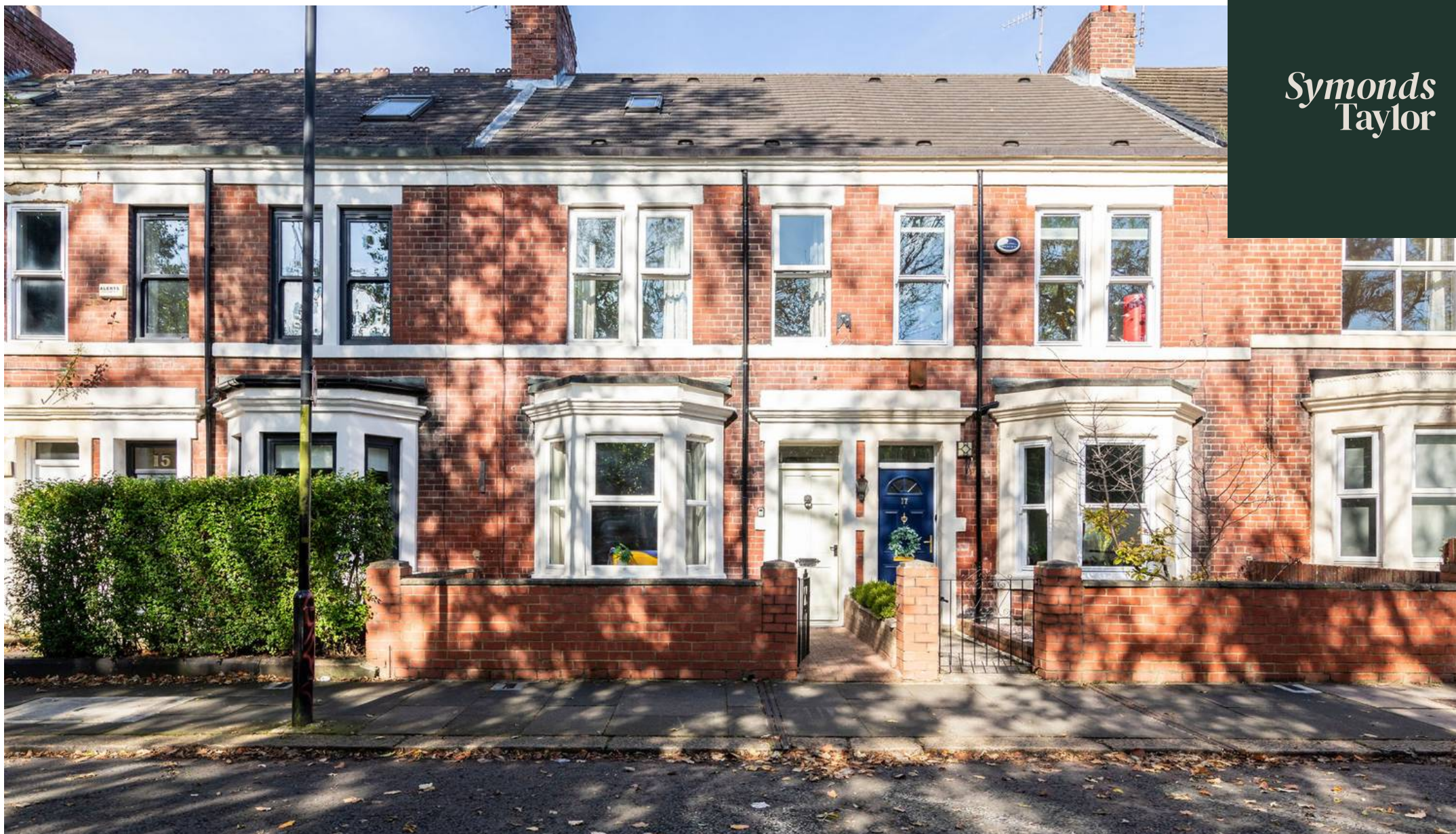
Second Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 141.0 sq. metres (1518.1 sq. feet)

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All descriptions, plans or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.