





- Period Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Charming Private Garden
- Ample Storage
- Sought-After Location
- Close to Local Amenities
- Good Transport Links
- No Onward Chain
- **MUST BE VIEWED**





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/GpSCFcPCrb0> \*\*

Jan Forster Estates are delighted to present to the market this three bedroom terraced period house, which is situated on the highly sought-after Cardigan Terrace in Heaton, and benefits from no upper chain.

The property is conveniently located next to a range of local shops, cafes, and restaurants as well as Heaton Park and public transport links. It is also within easy walking distance of the history and culture of Ouesburn Valley.

The house retains original Victorian features including timber sash windows, ceiling roses and plasterwork, and original marble fire places. Briefly comprising to the ground floor:- entrance hallway, dining room with box window and feature fireplace, generous lounge looking out to the rear garden, and kitchen with fitted wall and floor units. To the first floor there are two good-sized bedrooms and a three-piece family bathroom. To the second floor there is a further double bedroom and a well-sized storage room.

Externally, there is a gated town garden to the front and a very well-presented private yard with decking and water feature to the rear. The property also boasts gas central heating and ample storage throughout.

Early viewings come highly recommended for this fantastic property, which will appeal to a variety of buyers. For more information, please call our High Heaton office on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*





Lounge 13'5" x 10'8" (4.09 x 3.26)

Kitchen 15'1" x 6'7" (4.62 x 2.03)

Dining Room 15'7" x 12'4" (4.75 x 3.76)

Bedroom One 14'2" x 16'2" (4.32 x 4.94)

Bedroom Two 13'7" x 10'7" (4.15 x 3.23)

Bedroom Three 10'8" x 7'8" (3.26 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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