



3



1



2

- 3 Bedroom Terrace House
- Sought After Popular location
- Breakfasting Kitchen
- Council Tax Band C | EPC tbc

- 2 Large Reception Rooms
- Garage and Yard to the Rear
- Bathroom and Separate w/c

- Lots of Character and Original Features
- Partial Double Glazed Windows
- Gas Central Heating

Spacious 3 bedroom terraced house situated on the popular and sought after location of Norwood Avenue. With lots of character and original features. Partial double glazed windows and gas central heating. Briefly comprising of an Entrance Porch with coving to the ceiling leading to the Internal Hallway which also has coving to the ceiling, dado rail, storage cupboard and stairs to the first floor. Lounge with bay window to the front aspect, coving and rose to the ceiling and a picture rail. Separate Dining Room to the rear aspect with picture rail and coving to the ceiling. Breakfasting Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, electric oven and gas hob with an extractor over, integrated dishwasher and fridge. Separate Utility Area with stainless steel sink and drainer unit, wall mounted Combi boiler and a door leading to the Garage which has an electric up and over door, and a door to the rear yard. The first floor Landing has a skylight and a storage cupboard, the Bathroom has a bath with an electric shower over, pedestal hand wash basin and tiled splash back. Separate w/c with a low level w/c. Bedroom 1 has a bay window to the front aspect, fitted wardrobes, picture rail, coving and rose to the ceiling. Bedroom 2 is to the rear aspect and has fitted wardrobes. Bedroom 3 is to the front aspect.

This property is ideally located, well placed for an eclectic range of shops, pubs, restaurants and cafes on Chillingham Road and Heaton Road. Heaton Park and a choice of schools are also close at hand and there are excellent road and public transport links, including the Metro system, for ease of access throughout Tyneside.





Energy Performance: Current Potential  
Council Tax Band: C

2024  
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**Total floor area: 157.0 sq.m. (1,690 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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