

Offers Over £159,950

Garden Terrace, Earsdon, NE25



- Edwardian flat in village location
- Gas central heating
- Woodburner to living room
- Open fire to front room/bedroom one
- Private patio yard to rear with shed
- Not overlooked at the front
- Calm & peaceful colours
- Modern fitted kitchen
- Bathroom with shower over bath

This lower Edwardian flat, dating back to 1901, is located in the lovely village of Earsdon and combines character features and practicality. It features good sized rooms and delightful elements such as a wood burner in the living room and an open fireplace in the front room, which could also serve as the main bedroom. A second bedroom at the rear overlooks the patio yard. The flat has a modern fitted kitchen and a bathroom with an over-bath shower. The rooms are presented with peaceful, calming colours and the flat is not directly overlooked at the front. Outside, a private patio yard provides a low-maintenance space to relax after a busy day. The location is perfect for accessing the region's hospitals, coastline, and the main

centres of Tyneside, making it an attractive choice for a variety of buyers, from first-timers to those looking to downsize and enjoy life more. Shiremoor Metro is just a fifteen-minute walk away (source: Google Maps). Council tax band A, energy rating C, long lease with approximately 980 years remaining, no ground rent.

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Compostite entrance door to :

Lobby with inner door to :

Hallway

With radiator and cupboard.

Front room/bedroom one

With radiator. Fireplace with open hearth.

Bedroom two

Radiator. View into patio yard.

Living room

Radiator. Wood burner set into chimney.
Original sash window.

Kitchen

Radiator. Gas combi boiler. Fitted units to include slimline dishwasher, gas hob, electric oven, plumbing for washer. Door to patio yard.

Bathroom

With heated towel radiator. White bath with shower over, wash basin, w.c.

Outside space

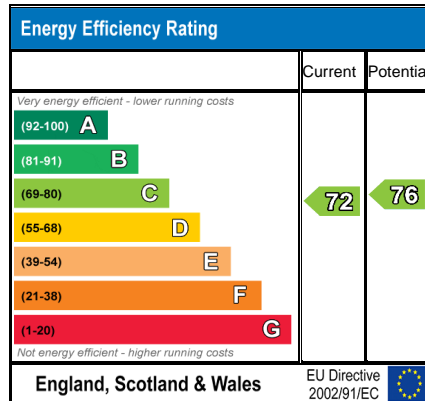
With long and private patio yard to rear, garden shed. Door to rear service lane.

Mining

The North East has a rich mining heritage and although the property is not known to be affected by mining, your solicitor should check this before exchange of contracts.

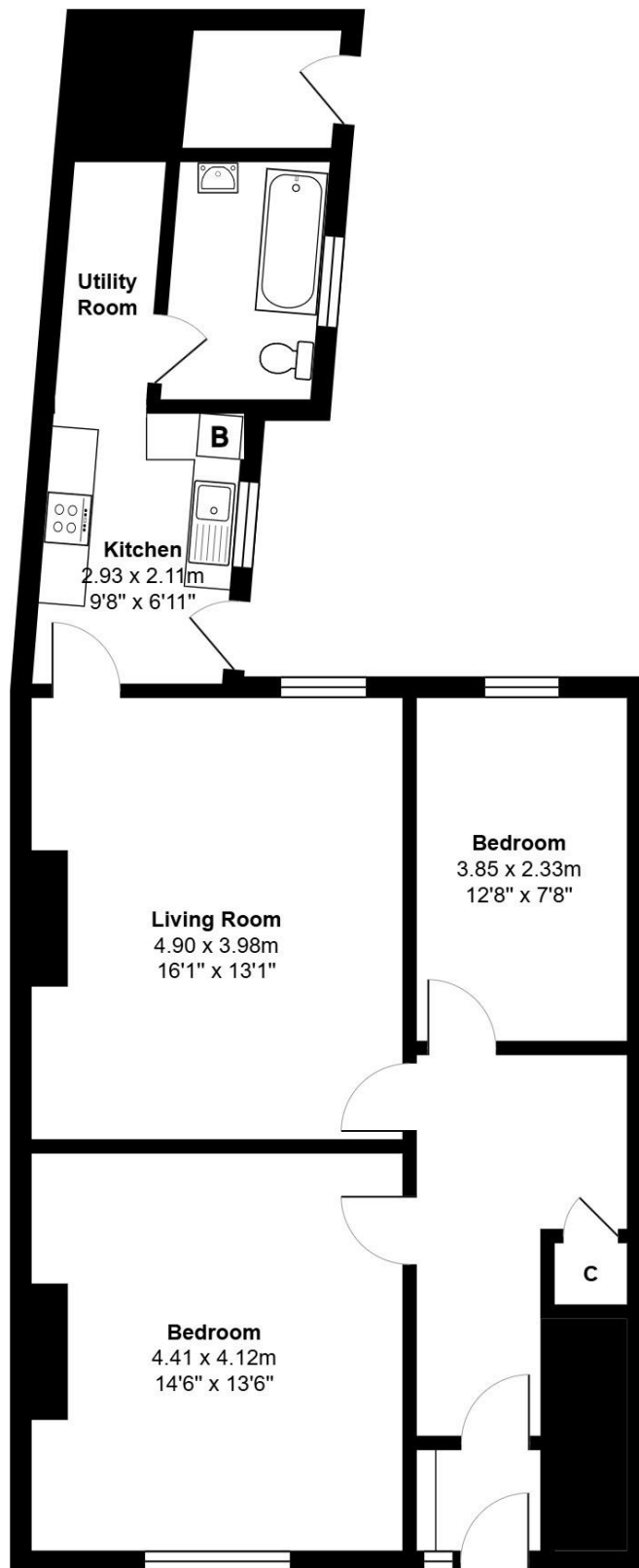
Leasehold

The property has a long leasehold of approximately 980 years with no ground rent. This must be confirmed by your solicitor prior to exchange of contracts.









All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks,Benton Park Road,South Gosforth,Newcastle upon Tyne,Tyne and Wear,NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.