



4



1



2

- 4 Bed End Terraced House
- Scope for Some Cosmetic Updating
- 22' Breakfasting Kitchen
- A Fabulous Opportunity

- Family Accommodation over 3 Floors
- Lounge with Fireplace and Bay
- Bathroom/WC with Shower

- Desirable Location
- Separate Dining Room
- Generous Double Garage

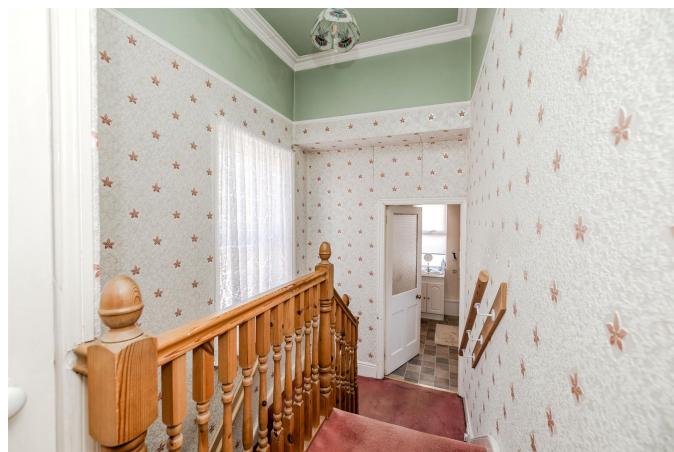
A fabulous opportunity to purchase a 4 bedrooned end terraced house, with accommodation over 3 floors and a useful double garage, within this desirable residential area. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating with a wonderful opportunity to create a superb home to the purchasers' own taste and requirements. The Entrance Porch, with tiled floor, leads to the 29' Reception Hall and on to the Lounge, with coal effect real flame gas fire within an ornate Adam style surround, picture rail and bay to the front. The Dining Room has panelled walls and book shelving. The 22' Breakfasting Kitchen has a pleasant breakfasting area along with a range of wall and base units, sink unit, tiled floor and door to the rear. Stairs lead from the hall to the First Floor Landing, with corniced ceiling and storage cupboard. Bedroom 1 is to the front and has a good range of fitted wardrobes with storage cupboards over. Bedroom 2 is to the rear. Bedroom 3 is to the front, with fitted storage cupboards. The Bathroom/WC has a low level wc, vanity unit with wash basin, panelled bath with electric shower over, cupboard housing the combi boiler and a storage cupboard. Bedroom 4 is to the second floor, with an ornate cast iron fireplace, eaves storage, window and Velux roof light. The 19'0 Double Garage has sliding doors and in inspection pit, making it ideal for buyers who require useful garage space.



Externally, there is a small Front Garden, with shrubs, hedge and path to the front door. There is also a Rear Yard.

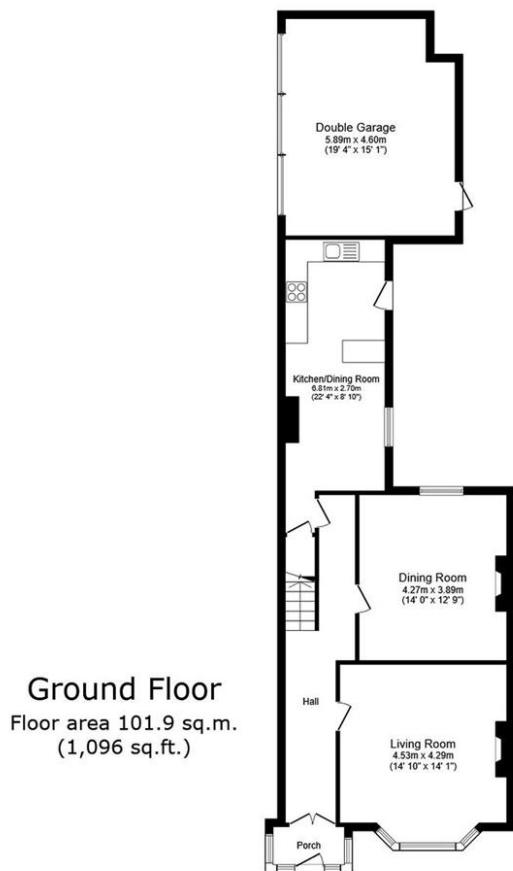
This property is ideally located, well placed for an eclectic range of shops, pubs, restaurants and cafes on Chillingham Road and Heaton Road. Heaton Park and a choice of schools are also close at hand and there are excellent road and public transport links, including the Metro system, for ease of access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



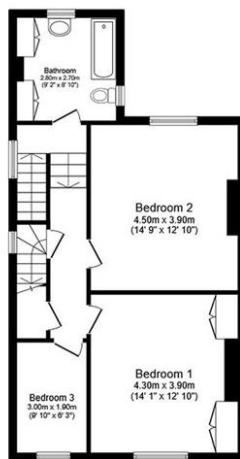


Energy Performance: Current E Potential C
Council Tax Band: C

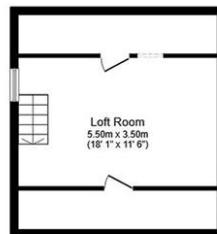




First Floor
Floor area 61.2 sq.m.
(659 sq.ft.)

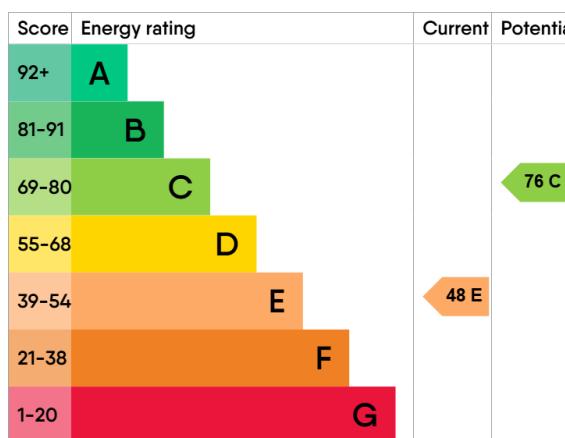


Second Floor
Floor area 31.4 sq.m.
(338 sq.ft.)



Total floor area: 194.5 sq.m. (2,094 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).



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.