



3



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- 3 Bed End Terraced House
- Dining Room with Door to the Garden
- Off Street Parking and Front Garden
- An Ideal First Purchase/Downsize

- Well Presented & Appointed
- Well Fitted Breakfasting Kitchen
- Lovely South Facing Rear Family Garden

- Lounge with Log Burner and Recessed Shelving
- Bathroom/WC with Shower
- Sought After Residential Area

A well presented and appointed 3 bedroomed end terraced house, pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with the focal point being a log burning stove set within a rustic brick fireplace with book/display shelving to the recesses, and leading through to the Dining Room with door to the rear garden. The Breakfasting Kitchen is well fitted with a range of wall and base units, sink unit, split level double oven with 4 ring gas hob and extractor over, breakfast bar, plumbing for a washer and tiled floor. Stairs lead from the hall to the First Floor Landing, with access to the loft, with Velux roof lights, via a retractable ladder. Bedroom 1 is to the rear. Bedroom 2 is to the front and has wall to wall wardrobes with mirror fronted sliding doors. Bedroom 3 is also to the rear. The Bathroom/WC is fitted with a low level wc, wash stand with circular wash basin, panelled bath with mains shower over, screen and tiled surrounds. Externally, the Front Garden is lawned with a gravelled driveway and hedge surround. The South facing Rear Garden is ideal for family use, with a generous lawn, plants and shrubs to the borders and garden shed.

Holystone Crescent is conveniently situated within High Heaton, with good access to local amenities, including schools, shops, Jesmond Dene and the Freeman. There are good road and public transport links into the city and throughout Tyneside.



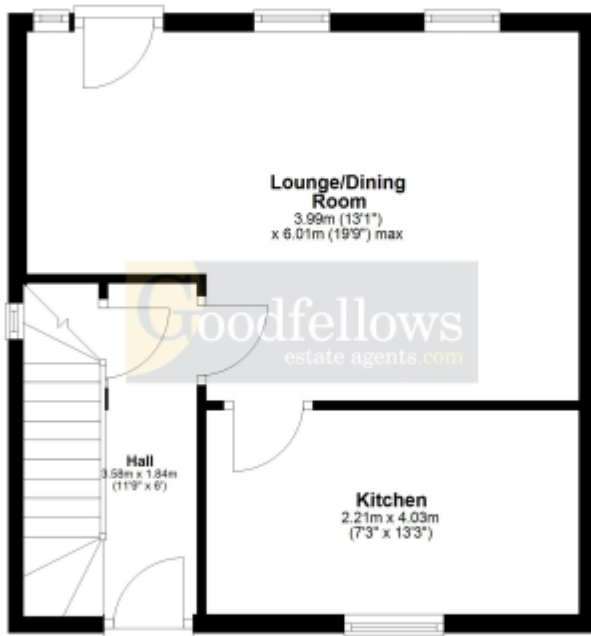


Energy Performance: Current C Potential C
Council Tax Band: A



Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.