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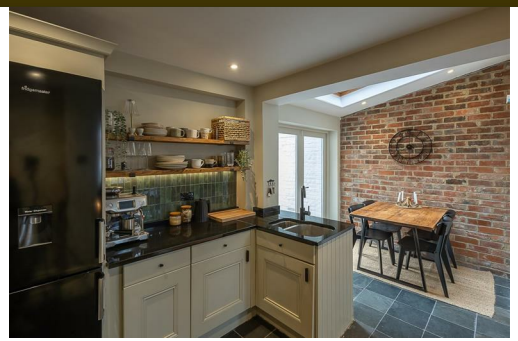
Ancrum Street, Spital Tongues NE2 4LR



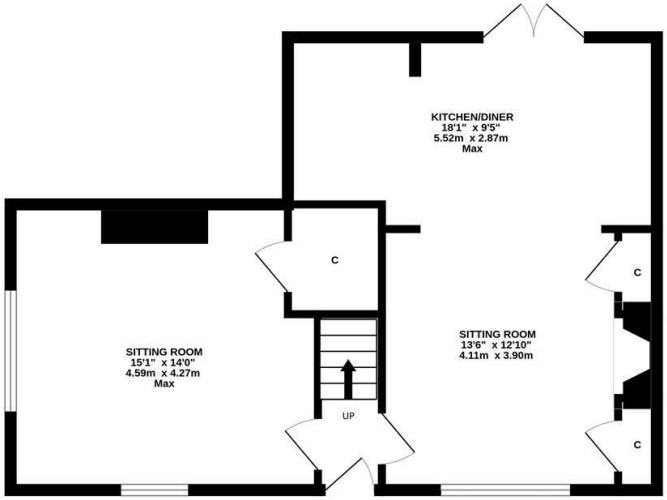
This double fronted Victorian end-terrace family home provides a wealth of period charm with a modern twist. Perfectly placed on Ancrum Street, a great location within walking distance to Newcastle city centre, both the RVI and Newcastle Dental Hospital as well as local transport links.

The accommodation briefly comprises: entrance hall with stairs to first floor; sitting room with feature fireplace, fitted alcove storage and stripped wood flooring, open to kitchen diner measuring 18ft with a range of fitted units, work surfaces, spot lighting, French doors leading out to the rear yard and tiled flooring; second sitting room with dual aspect windows, stripped wood flooring and under-stairs storage. The split level first floor landing gives access to; two double bedrooms both with stripped wood flooring, bedroom one with feature fireplace and storage cupboard and bedroom two with dual aspect windows; family bathroom complete with four piece suite and spot lighting.

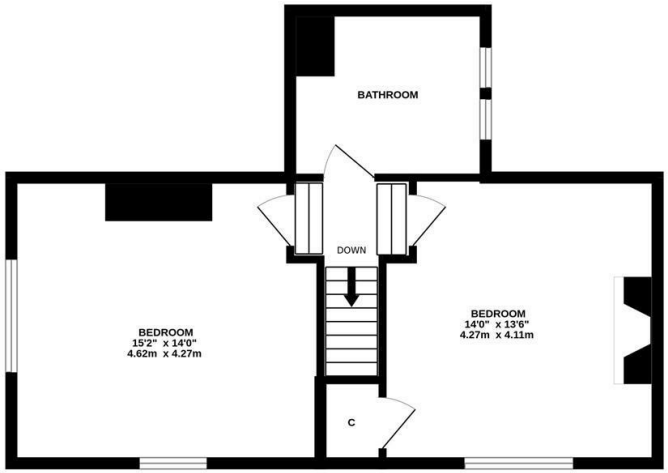
Externally, town garden to both the front and side, both laid to lawn with gravelled areas and railing boundaries and to the rear, an enclosed split level yard laid to paving with wall boundaries and double gated access to the rear.

Double Fronted Victorian End-Terrace | 1,070 Sq ft (99.4m2) | Two Double Bedrooms | Sitting Room to Kitchen Diner | Sitting Room | Bathroom | Front & Side Town Garden | Enclosed Yard | Period Features | Freehold | Council Tax Band | EPC: D

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £275,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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