



This charming, double fronted home is centrally located on Biddlestone Road, Heaton. Positioned between Biddlestone Road and on the corner of Addycombe Terrace the property is ideally placed within close proximity to the shops, bars, cafes and popular eateries of Chillingham Road and nearby Iris Brickfield. Retaining many character features, it is positioned perfectly for access to both the city's transport links and the Coast Road.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with stripped wood flooring, feature fireplace and walk in bay; dining room with fitted alcove storage, stripped wood flooring and dual windows. kitchen with fitted units, work surfaces, side door access to the yard and dual windows. The first floor landing gives access to; two double bedrooms, bedroom one with fitted alcove wardrobe storage, dual windows and stripped wood flooring, bedroom two with feature fireplace and stripped wood flooring; bathroom complete with three piece suite.

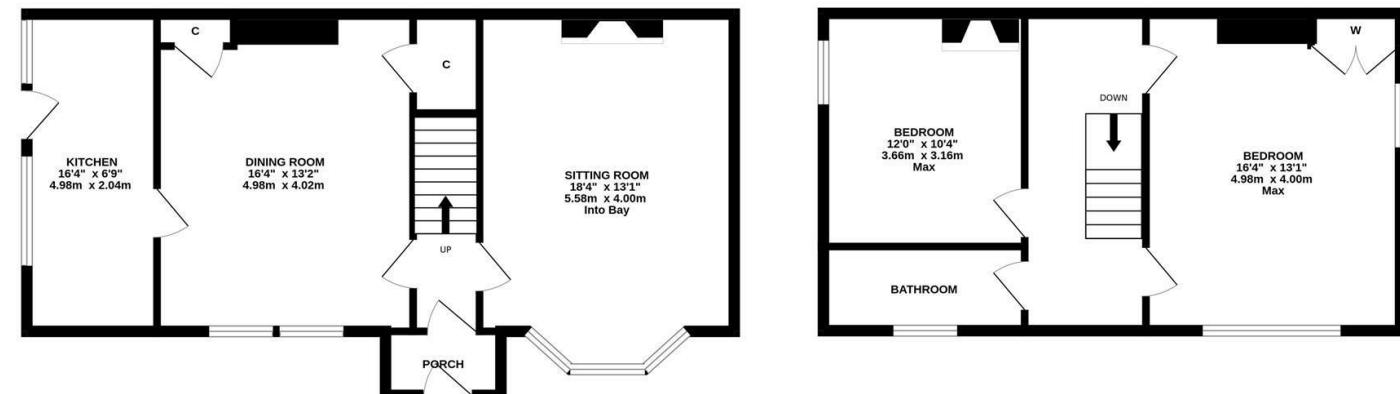
Externally, a wrap around front town garden with wall and fenced boundaries and to the side, an enclosed west facing yard with wall boundaries and double gated access to the rear service lane.

Double Fronted Family Home | 1,088 Sq ft (101.0m<sup>2</sup>) | Two Double Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Wrap Around Front Town Garden | Enclosed West Facing Rear Yard | Period Features | GCH & DG | Great Location | Freehold | Council Tax Band C | EPC: D



GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 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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