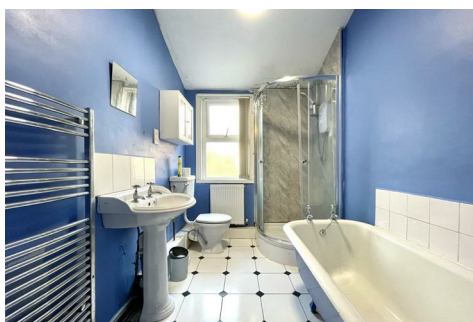




For Sale



## 9 Oxnam Crescent, Spital Tongues NE2 4LX

This PERIOD TERRACED HOUSE has HUGE POTENTIAL and is priced accordingly. It is currently configured as a 5 bedroom property and has most recently been occupied by tenants as an HMO.

Situated in Spital Tongues, to the north western edge of the City Centre by Leazes Park, the property offers excellent pedestrian and vehicular access to the City, whilst enjoying a very pleasant outlook over the allotments opposite.

Set over 3 floors, the spacious property has retained a number of PERIOD FEATURES, including ceiling coving, plaster work and a fire place, all of which could be enhanced further. The ground floor offers timber floorboards to the hallway and main living area in the centre of the property, which leads through to the kitchen at the rear. The ground floor front room is currently furnished as a bedroom, but would make a charming principal reception room. There is a shower and WC installed off the central hallway under the stairs. The stairs lead from the hallway across the centre of the property up to the main bedroom on the first floor which stretches across the WIDTH OF THE PROPERTY to the front. A second bedroom is found across the hallway, with a family bathroom featuring FREE-STANDING BATH and SEPERATE SHOWER enclosure, to the rear of the hallway. Stairs lead up to two further well proportioned bedrooms in the converted roof space.

Externally there is a town garden to the front, and yard outbuilding to the rear. Parking is offered to the street, and is controlled by a Residents' Permit scheme.

- Period Terraced House
- Requires Updating
- Four Bedrooms
- Two Receptions
- Rear Yard and Outbuilding
- Residents' Permit Parking
- Close to RVI and Universities
- EPC Rating E

Asking Price £235,000 Freehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY

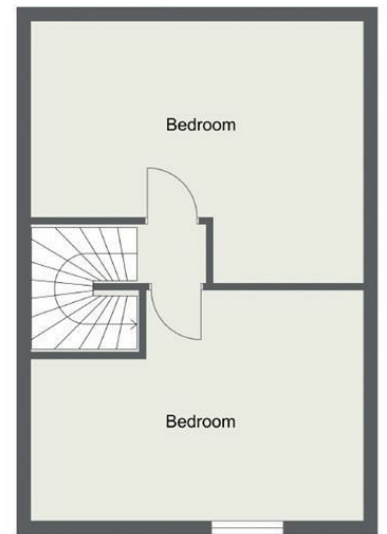
T: 0191 649 7008 | Email: [enquiries@waltonrobinson.com](mailto:enquiries@waltonrobinson.com) | [www.waltonrobinson.com](http://www.waltonrobinson.com)



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	