



Well Presented Period Family Home with South Facing Rear Yard! This delightful three bedroom period mid-terrace is situated on the south backing side of Ninth Avenue, Heaton. Ninth Avenue, a no through road tucked just off Heaton Road and Chillingham Road, is ideally placed for access to the local amenities and cafe culture on both Chillingham and Heaton Road, with excellent access to Newcastle City Centre, Jesmond and the nearby Universities and Hospitals.

Set over three floors with a recently converted loft space, the accommodation briefly comprises: entrance lobby through to entrance hall with stripped wood flooring and stairs to first floor; sitting room with walk in bay, stripped wood flooring, decorative ceiling rose, ornate cornice and wood burning stove; dining room with stripped wood flooring, under-stairs storage and feature fireplace; hand built bespoke kitchen with fitted units, hardwood work surfaces and side door access to the yard. The first floor landing with storage cupboard gives access to; bedroom one, a full-width room measuring 16ft with stripped wood flooring; bedroom two; generous family bathroom complete with four piece suite including step in shower, a free standing bath and spot lighting; utility room. To the second floor, an impressive studio/bedroom three measuring 25ft, easily designed to accommodate a third bedroom with full length glass dormer window, two Velux sky lights and access to a shower room.

Externally, a front town garden and an enclosed, south facing rear yard laid to decking with wall boundaries and gated access to the rear service lane. Early viewings are advised to appreciate the accommodation on offer!

Well Presented Period Mid-Terrace | 1,443 Sq ft (134.1m<sup>2</sup>) | Three Bedrooms | Sitting Room | Dining Room | Kitchen | Generous Bathroom with Four Piece Suite | Studio/Bedroom Three | 2nd Floor Shower Room | Front Town Garden & Enclosed Rear Yard | GCH | Freehold | Council Tax Band | EPC: C

EPC - C



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 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 £325,000

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