

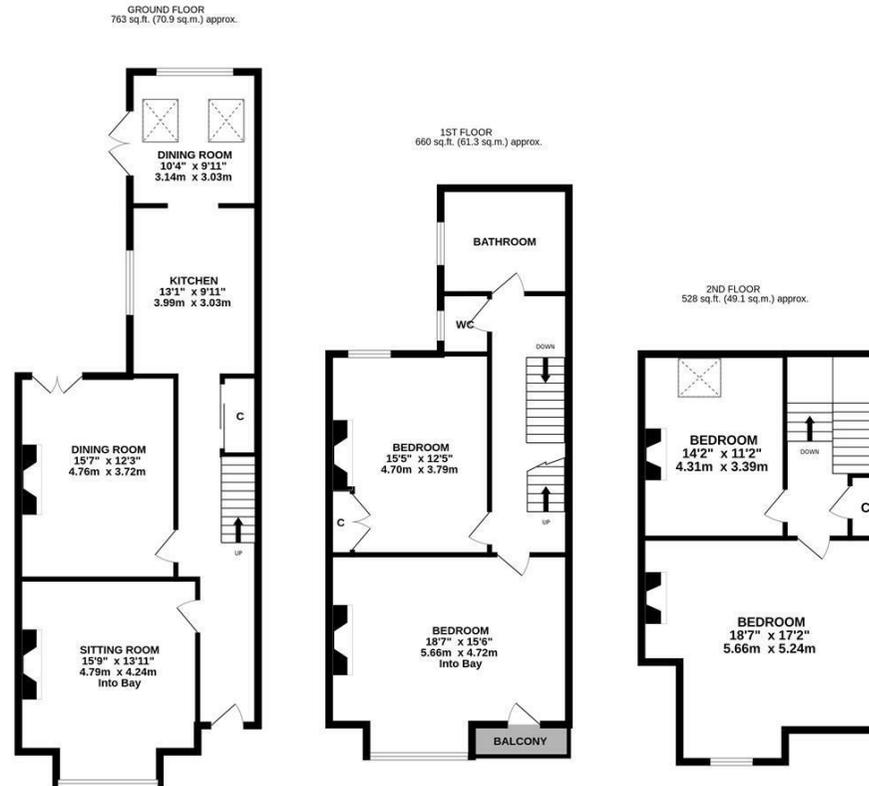


With period features throughout and purpose built over three floors, this imposing and substantial mid-terrace family home is ideally located on Heaton Grove, Heaton. Providing excellent access to countless bars, restaurants and the cafe culture on both Heaton Road and Chillingham Road, Heaton Grove is also within a short stroll to the delightful Heaton Park, the Ouseburn and on to Jesmond Dene.

Boasting over 1,950 Sq ft, the accommodation briefly comprises: entrance hall with stained glasswork, stairs to first floor, tiled flooring, and ornate cornice; sitting room with walk in bay, feature fireplace, ceiling rose and ornate cornice; dining room with French doors leading out to the rear yard, feature fireplace and painted wood flooring; kitchen with a range of fitted units, work surfaces, under-stairs storage cupboard and tiled flooring, two sky lights and French doors out to the rear yard. The split level first floor landing gives access to; bedroom one, an impressive full-width room measuring 18ft, with walk in bay, painted wood flooring, decorative ceiling rose, ornate cornice, stained glass windows and a door access to the balcony; bedroom two with feature fireplace and fitted alcove storage; family bathroom complete with three piece suite and separate WC. The second floor landing with storage cupboard gives access to a further two bedrooms, both with feature fireplaces, bedroom three a further full-width room and bedroom four with sky light.

Externally to the front, a separate enclosed garden with fenced boundaries, a front town garden with dwarf wall and railing boundaries and to the rear, an enclosed yard with wall boundaries and a detached outbuilding/annex (not to regulations). Early viewings are deemed essential to appreciate the accommodation on offer!

Period Mid-Terrace Family Home | Purpose Built Over Three Floors | Four Double Bedrooms | 1,951 Sq ft (181.3m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen | Family Bathroom with Separate WC | Private Enclosed Detached Garden Area | Front Town Garden | Enclosed Rear Yard with Outbuilding | | Period Features Throughout | Freehold | Council Tax Band C | EPC: d



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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