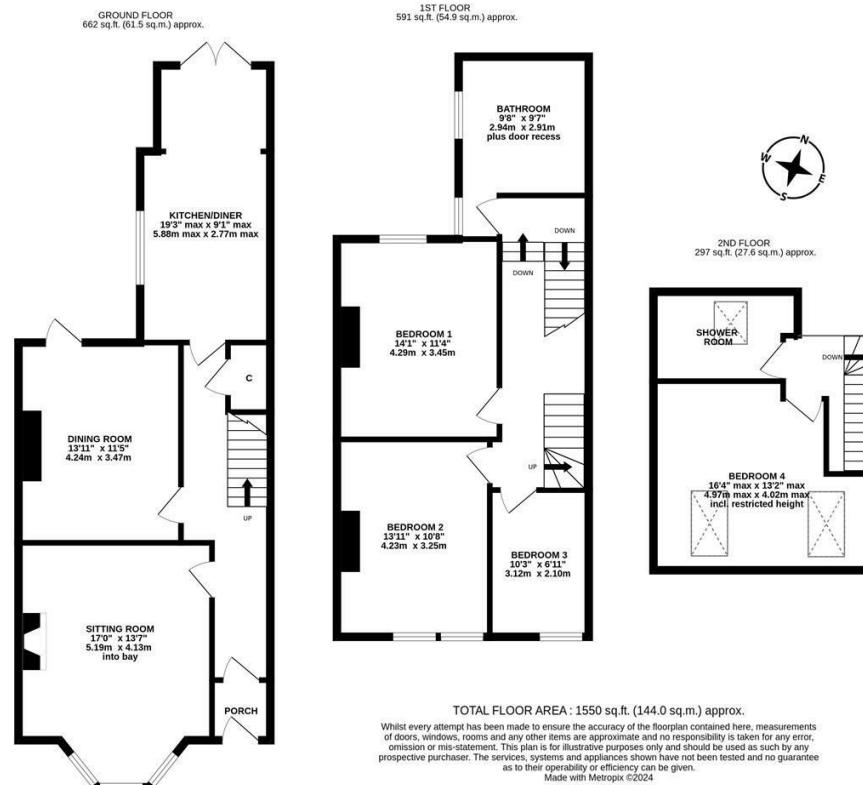




Well presented four bedroom mid-terrace retaining many period features with a 19ft kitchen diner! This generous, four bedroom period mid-terrace is situated on Roxburgh Place, Heaton. Roxburgh Place, tucked just off Heaton Road, is ideally placed for access to the local amenities and cafe culture on both Heaton Road and Chillingham Road along with excellent access to Newcastle City centre, Jesmond and the nearby universities and hospitals.

Boasting 1,550 Sq ft, the well proportioned accommodation briefly comprises: entrance porch through to entrance hall with stripped wood flooring, under-stairs storage cupboard and stairs to first floor; sitting room with walk in bay, feature fireplace, decorative ceiling and stripped wood flooring; dining room with stripped wood flooring, decorative ceiling rose and rear door access to the yard; 19ft kitchen diner with a range of fitted units together with work surfaces, some integrated appliances and French door access to the rear yard. The split level first floor landing gives access to three bedrooms, two of which are comfortable doubles and bedroom two with dual windows; family bathroom complete with four piece suite including a free standing bath, step in shower, stripped wood flooring and dual windows. The second floor balcony landing gives access to a further double bedroom measuring 16ft with exposed beams, two Velux windows and a separate shower room, complete with three piece suite. Externally, a front town garden with dwarf wall and hedge boundary and to the rear, an enclosed yard with wall boundaries and double gate access to the rear service lane. Well presented throughout, this great family home demands an internal inspection!

Well Presented Mid-Terrace Family Home | 1,550 Sq ft (144.0m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | 19ft Kitchen Diner | Family Bathroom | Shower Room | Front Town Garden & Enclosed Rear Yard | Period Features | GCH | Great Location | Freehold | Council Tax Band B | EPC: D



**Offers Over £360,000**

**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.