Originally constructed in 1896 this delightful and inviting Victorian mid-terraced family home provides a wealth of period charm with a modern twist. A great location, within walking distance to Newcastle city centre, both the RVI and Newcastle Dental Hospital as well as local transport links. With no onward chain, early viewings are advised! EPC: Rating C

Set over four floors and over looking Oxnam Crescent allotments, the property briefly comprises; entrance porch through to hallway, leading to lounge at the front with log burner, original wood flooring and bay window; ground floor WC; 22ft kitchen/diner with bespoke fitted kitchen & appliances, spot lighting and doors leading to both rear yard and cellar; lower ground floor currently set up as gymnasium area/ cellar and a separate utility; first floor landing leads to master full width double bedroom, with bay window, feature fireplace and a pleasant leafy outlook; bedroom two measuring 12ft; family bathroom WC; stairs leading to second floor landing, hosting two further double bedrooms, both with dormer windows; 2nd floor shower room WC with walk in shower. Externally there is a private yard to the rear as well as a detached garage, ideal for parking one car and perfect for additional storage space. To the front, a garden with lawned area and iron pedestrian gate. On street permit parking is also available on street.

Victorian Terraced House | 1,809 Sq. ft (168.1 m2) | Four Bedrooms | Four Floors | Period Features | Furnished | Lounge | Kitchen/Diner | Ground Floor WC | Lower Ground Floor Cellar | Utility | Family Bathroom WC | 2nd Floor Shower Room WC | Detached Garaged | Overlooking Oxnam Crescent Allotments | Private Rear Yard | Front Garden | On Street Permit Parking | No Onward Chain | DG & GCH | Council Tax Band: C | Freehold | EPC Rating: C

Offers Over £330,000

LOWER GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

UTILITY

GYM
14'8" x 13'3"
4.47m x 4.05m

CELLAR
12'8" x 5'5"
3.86m x 1.65m

GARAGE
17'2" x 11'3"
5.24m x 3.43m

KITCHEN/DINER
22'1" max x 14'9" max
6.72m max x 4.50m max

WC

LOUNGE
14'7" x 11'2"
4.44m x 3.41m
into bay

BATHROOM

BEDROOM 2
12'1" x 11'7"
3.69m x 3.54m

MASTER BEDROOM
15'2" x 14'8"
4.63m x 4.47m
into bay

BEDROOM 4
14'8" x 8'3"
4.47m x 2.51m

SHOWER ROOM

BEDROOM 3
13'6" x 11'10"
4.11m x 3.61m

TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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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