



Priced to reflect updating with an 18ft full-width bedroom and a south facing rear yard! This purpose built, four bedroom period mid-terrace is situated on Mundella Terrace, Heaton. Mundella Terrace, tucked just off Heaton Road and Second Avenue, is ideally placed for access to the local amenities and cafe culture of Heaton Road with excellent access to Newcastle City centre, Jesmond and the nearby universities and hospitals.

Boasting over 1,600 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with walk in bay, stripped wood flooring and fireplace; dining room with dual south facing windows and stripped wood flooring; kitchen measuring close to 15ft with fitted units, work surfaces and separate storage cupboard, dining area with dual windows and side door access; downstairs shower room from dining room. The split level first floor landing gives access to two double bedrooms; bedroom one a full-width room measuring 18ft, with stripped wood flooring and fitted alcove storage; bedroom two with part fitted alcove storage; newly fitted bathroom complete with three piece suite and separate WC. The second floor landing with generous Eaves storage and further landing storage gives access to a further two bedrooms, bedroom three measuring almost 17ft with stripped wood flooring and dormer window, bedroom four with Velux window. Externally, a south facing rear yard with wall boundary and double gated access to the rear service lane.

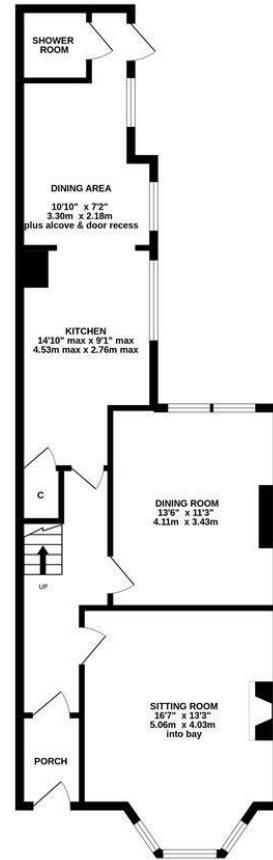
Four Bedroom Mid-Terrace | 1,616 Sq ft (150.1m²)
 | Sitting Room | Dining Room | Kitchen to Dining Area | Downstairs Shower Room | Newly Fitted Family Bathroom & Separate WC | South Facing Rear Yard | GCH | Popular Location | Freehold | Council Tax Band B | EPC: D

Offers Over £245,000

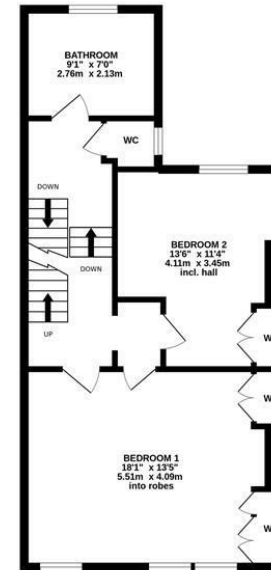
IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



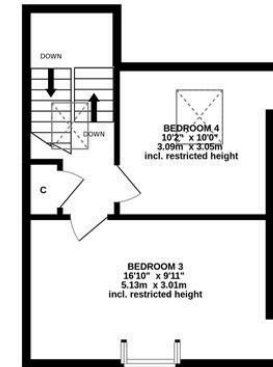
GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.1 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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