

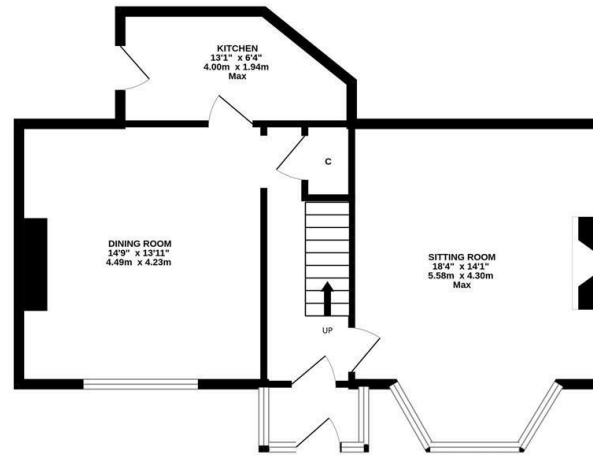


Priced to reflect refurbishment, this two bedroom double fronted end-terrace is located on the south backing side Warton Terrace, Heaton. Close to the cafes and shops on Chillingham Road and Heaton Road and the parks at both Heaton Park and Iris Brickfield, Warton Terrace also provides good transport links to the city centre and beyond.

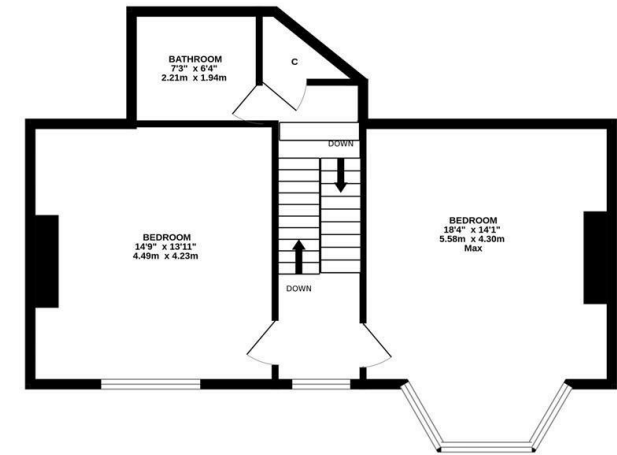
The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs storage cupboard; lounge with walk in bay and feature fireplace; dining room; kitchen with fitted units and work surfaces with door access to the yard. The first floor landing gives access to; two double bedrooms, bedroom one with walk in bay; bathroom with three piece suite and a separate storage cupboard. Externally, a lawned front town garden with dwarf wall boundary and to the side, an enclosed yard with wall boundaries and gated access to the service lane.

Double Fronted End-Terrace | 1,163 Sq ft (108.0m²) | Two Double Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Front Town Garden & Enclosed Rear Yard | GCH | Excellent Location | Freehold | Council Tax Band B | EPC: Tbc

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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