



Well presented with period features and a west backing rear garden. This two bedroom mid-terrace is ideally located on Hedley Terrace, Gosforth. Situated a stones-throw from Regent Centre Metro Station and a short walk to the shops, cafés and restaurants of Gosforth High Street, Hedley Terrace is the perfect location for a variety of buyers.

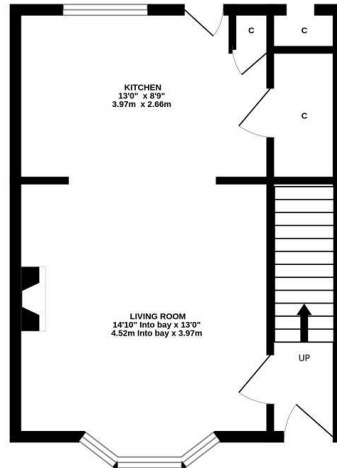
The accommodation briefly comprises: entrance hall with stairs to first floor; living room with walk in bay, feature fireplace and stripped wood flooring, open to kitchen with fitted units, work surfaces, under-stairs storage cupboard, additional storage cupboard, tiled flooring and rear door access to the garden. The first floor landing gives access to; two double bedrooms, bedroom one with stripped wood flooring and feature fireplace; shower room complete with three piece suite.

Externally, a front town garden with dwarf wall boundary and to the rear, an enclosed west facing garden laid mainly to lawn with a mixture of mature planting, a patio seating area, store room and fenced boundaries.

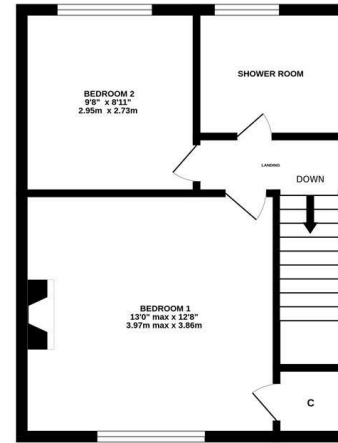
Well Presented Two Bedroom Mid-Terrace | 719 Sq ft (66.8m<sup>2</sup>) | Living Room to Kitchen | Shower Room | Store | Front Town Garden | Enclosed West Facing Rear Garden | Period Features | Great Location | Freehold | Council Tax Band B | EPC: D

EPC - D

GROUND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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**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.

