



SUPER STYLISH PRESENTATION! With a south facing rear yard, a fine example of a three storey mid-terrace family home ideally positioned on Cardigan Terrace, Heaton. Cardigan Terrace, tucked just off Heaton Road is well placed for access to the local amenities and cafe culture of Heaton Road, with excellent access to the green spaces of Heaton Park and Jesmond Dene, Newcastle City Centre, and the nearby Universities and Hospitals.

Purpose built over three floors, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace; kitchen diner with French doors leading out to the rear yard, open to kitchen with a range of fitted units, work surfaces, under-stairs storage, spot lighting and dual aspect windows. The split level first floor landing gives access to; two bedrooms, bedroom one an impressive full width room measuring 15ft with dual windows; generous shower room complete with three piece suite including step in shower, spot lighting and dual windows. The second floor landing with sky light gives access to; a further full width room with sky light and dormer window; bathroom complete with three piece suite, spot lighting and sky light.

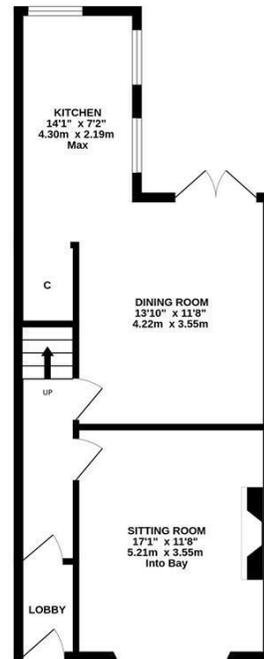
Externally, a front town garden with wall boundary and hedge and to the rear, a delightful south facing yard, enclosed and laid mainly to paving with a raised decked patio seating area, and gated access to the rear service lane. To avoid disappointment, early viewings are an absolute must!

Super Stylish Mid-Terrace | Three Double Bedrooms | Purpose Built Over Three Floors | 1,280 Sq ft (118.9m²) | Sitting Room | Kitchen Diner | Kitchen | Generous 1st Floor Shower Room | 2nd Floor Bathroom | Front Town Garden | Delightful South Facing Rear Yard | Great Location | Freehold | Council Tax Band B | EPC: Tbc

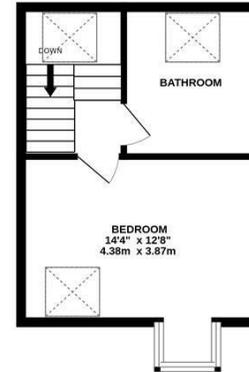


GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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 £365,000

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