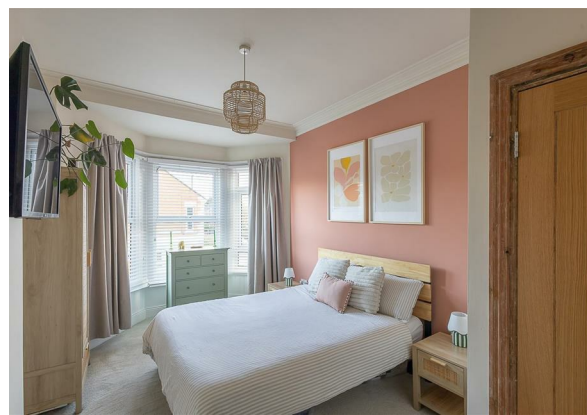


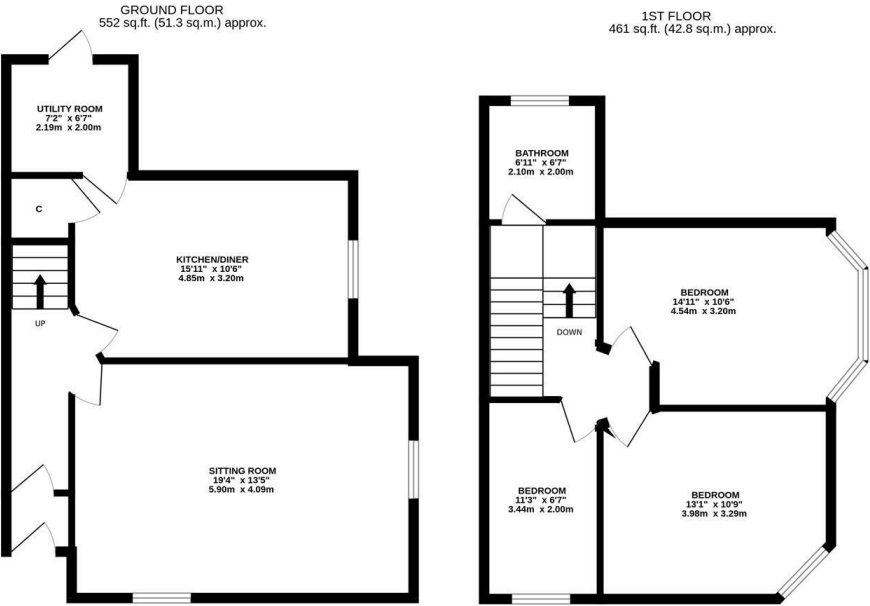


This three bedroom terrace home is ideally located on the Rothbury Terrace, Heaton. The property itself, positioned on the corner of Rothbury Terrace and Addycombe Terrace is well placed to provide easy access to the surrounding greenery and also the shops, cafes and restaurants of Chillingham Road, which are also just a short walk away. The property also benefits from good local transport links via the number one bus service which provides easy access into Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance porch through to entrance hall with stripped wood flooring and stairs to first floor; 19ft sitting room with stripped wood flooring and dual aspect windows; kitchen diner with a range of fitted units, hardwood work surfaces, Belfast sink unit, stripped wood flooring and under-stairs storage cupboard; utility room utility room with rear door access to the yard. The split level first floor landing gives access to; three bedrooms, bedrooms one and two both comfortable doubles and bedroom one with walk in bay; family bathroom complete with three piece suite. Externally, a front town garden and a enclosed rear yard, generous in size with wall boundaries and gated access to the rear service lane. With gas 'combi' central heating, early viewings are advised.

Three Bedroom Terrace | 1,013 Sq ft (94.1m2) | 19ft Sitting Room | Kitchen Diner | Utility Room | Bathroom | Front Town Garden & Enclosed Rear Yard | Well Presented | Freehold | Council Tax Band B | EPC - C

EPC: C



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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