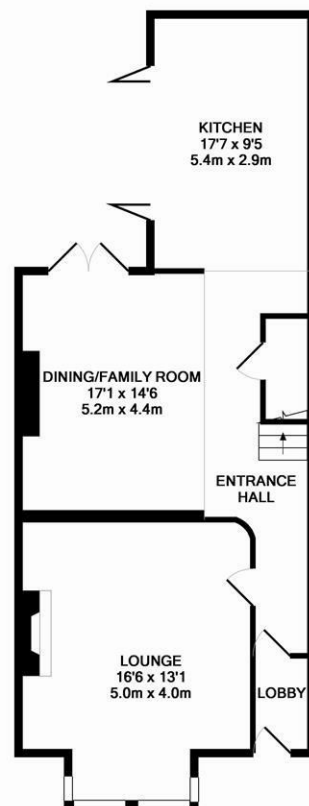






**MIXING PERIOD FEATURES AND MODERN DETAIL!** A stylish period terrace located on Sidney Grove, Fenham. Boasting in excess of 1,400 Sq. ft the ground floor accommodation briefly comprises: entrance lobby through to entrance hall; lounge with tall ceilings, square bay and ornate cornice; family/dining room, open to entrance hall and kitchen with French doors to rear; and breakfasting kitchen with solid wood worktops, Belfast sink and concertina doors to courtyard. The first floor landing with built-in cupboards gives access to an impressive full-width principle bedroom with walk-in bay and ornate cornice; bedroom two, stylish family bathroom with free-standing roll-top bath and step-in shower and a staircase leading to the second floor of the off-shoot to a delightful bright and airy bedroom three with two Velux rooflights. With a west backing rear yard, with decked patio and gravelled area with potential to offer off street parking, the property also boast a wealth of period charm and wood-framed, double glazed windows, an internal inspection is simply a must!

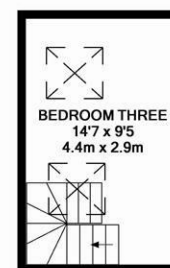
Period Terrace | 1,402 Sq. ft (130.3m<sup>2</sup>) | Three Double Bedrooms | Lounge | Open Plan Family/Dining Room | Breakfasting Kitchen | Stylish Family Bathroom with Four Piece Suite | West Backing Courtyard | Fab Presentation | DG & GCH | EPC Rating: D



GROUND FLOOR  
APPROX. FLOOR  
AREA 630 SQ.FT.  
(58.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 140 SQ.FT.  
(13.0 SQ.M.)



**TOTAL APPROX. FLOOR AREA 1402 SQ.FT. (130.3 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £260,000**

**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.

