



No onward chain! This stylish Victorian mid-terrace is packed with period features, enjoys a private south facing courtyard and is perfectly placed on Springbank Road, Sandyford. Springbank Road has the renowned eateries of Sandyford right on its doorstep. This property is a two minute walk to Heaton Park with Jesmond Dene close by. It also has the benefit of being close to the local shops, restaurants and indeed the cafe culture and bars of Jesmond, Heaton and Newcastle City Centre which are also only a short walk away.

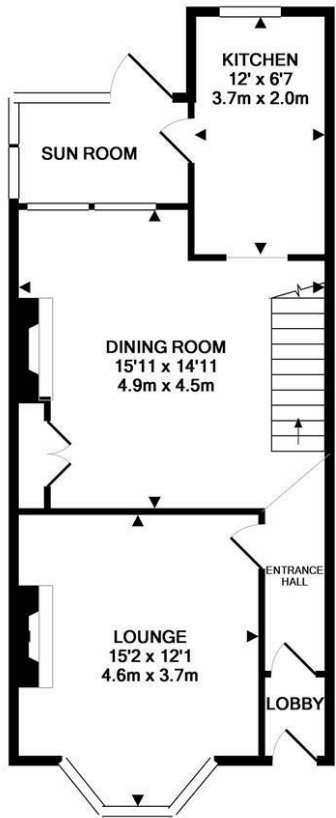
The accommodation briefly comprises: entrance lobby through to entrance hall which is open to dining room with stairs to the first floor; lounge with walk-in bay, stripped wood flooring and period fireplace; dining room again with period fireplace and stripped wooden floors open to a brand new kitchen with integrated units and high quality quartz work surfaces; sun room with access to rear courtyard. The first floor boasts an impressive full-width bedroom, with stripped wood flooring and dual windows; bedroom two with access to boarded loft storage and fitted store cupboard/wardrobe; bathroom, complete with three piece suite.

Externally the property benefits from a town garden to front and a delightful courtyard to the rear with decked seating area, gravel, both wall and fenced boundaries and access to the rear service lane.

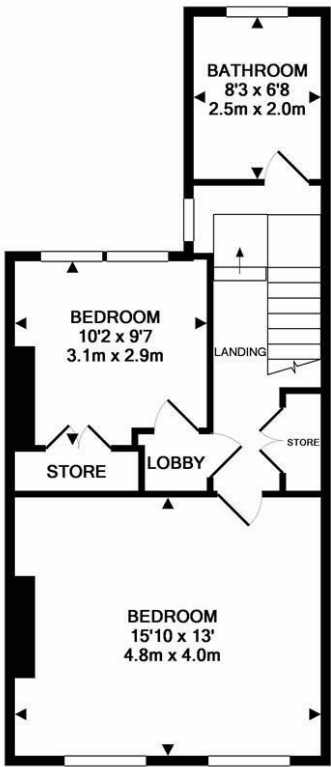
With a wealth of period charm and a delightful private south backing courtyard, this great period home demands an early inspection!

Victorian Mid Terrace | Two Bedrooms | 989 Sq Ft (91.8 m2) | Lounge | Dining Room | Re-Fitted Kitchen | Impressive Full-Width Bedroom | Well Presented Bathroom | South Facing Courtyard | Great Location | Period Features | Boarded Loft Storage | Sun Room | GCH | Freehold | Council Tax Band A | EPC Rating: D

EPC: D



GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 is given as to their operability or efficiency can be given.
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Offers Over £275,000

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