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Cardigan Terrace, Heaton NE6 5NU

GREAT LOCATION, PERIOD FEATURES & NO ONWARD CHAIN! Situated close to Newcastle City Centre, this four-bedroom Victorian mid-terrace is ideally located on the south backing side of Cardigan Terrace, Heaton. Cardigan Terrace, a stones-throw from the delightful Heaton Park is also only a short walk from the shops and amenities on Heaton Road with its cafes, restaurants and transport links into the City Centre and beyond.

Having been owned by the current family since 1938 and purpose built over three floors and boasting over 1,400 Sq ft, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay, feature fireplace and ornate cornice; dining room with feature fireplace; kitchen with fitted units, work surfaces, dual windows and rear door access to the yard. The split level first floor landing gives access to; two bedrooms, bedroom one a full width room measuring 17ft with feature fireplace; bathroom, a shower room and separate WC. The second floor landing with sky light gives access to; a further two bedrooms with sky lights and bedroom one also with dormer window.

Externally, a front town garden with mature planting and dwarf wall and to the rear, an enclosed south facing yard with wall boundaries and gated access to the service lane.

The property also benefits from having rental history and could be purchased as a buy to let, a great investment opportunity.

Victorian Mid-Terrace | 1,444 Sq ft (134.2m2) | Four Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Shower Room | WC | Front Town Garden | Enclosed South Facing Rear Yard | No Onward Chain | Freehold | Council Tax Band B | Rental History | Investment Opportunity | EPC: Rating D

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.

TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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 £350,000

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.

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