



**SPENCER TERRACE , BLUCHER, NEWCASTLE UPON TYNE NE15 9SJ**

**£82,500**

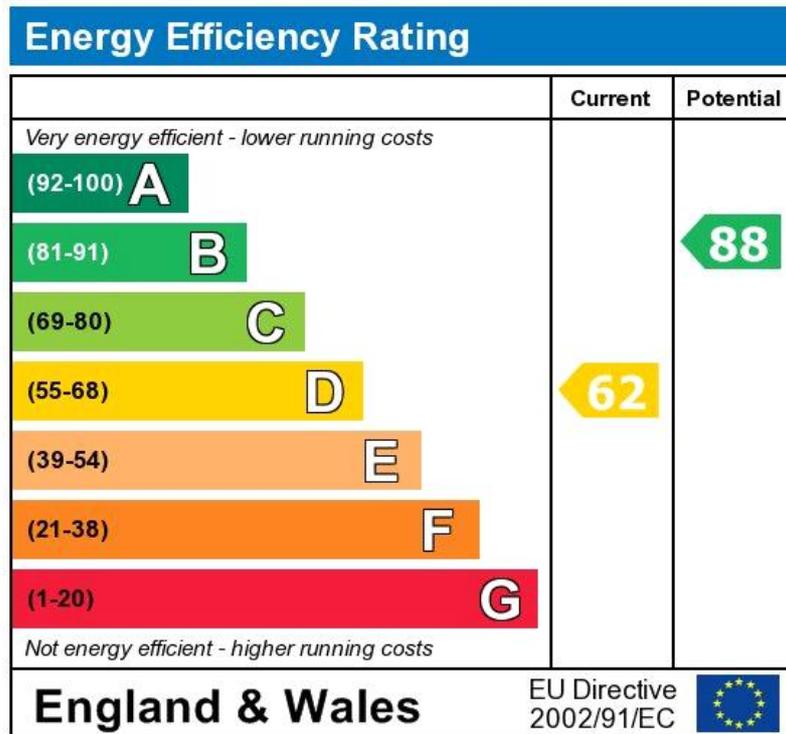


**RECENTLY REFURBISHED**

**PROPERTY REFERENCE CODE: RS0239**

# SPENCER TERRACE , BLUCHER, NEWCASTLE UPON TYNE NE15 9SJ

Wilson Defraime are delighted to bring to the market this recently updated 2 bed mid terraced house in the very quiet and popular area of Blucher, Newcastle upon Tyne.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## This property consists of:

Property is accessed via pathway from front of the property through garden and up steps into property.

### Inner lobby

New grey carpets to floors, neutral decor to walls, stairs leading to first floor landing and door to ground floor accommodation.

### Lounge/diner (4.325m narrowing to 2.846m x 5.196m narrowing to 2.722m)

L shaped Lounge/diner with window to front and sliding patio doors to rear, New grey carpets to floors, modern papered feature wall with chimney breast, pendant light fitting to ceiling, storage cupboard with combination boiler system, door leading to kitchen,

### Kitchen (3m x 2.037m)

Located to the rear of the property with a range of modern wall and base units in a beech wood effect with chrome style handles, 4 ring stainless steel gas hob, stainless steel electric integral oven, tiled to splash backs, 1.5 stainless steel sink with drainer and chrome mixer tap, window to rear elevation, space for washing machine and dishwasher/tumble dryer and space for vertical free standing fridge freezer, new tile effect vinyl to floors and half vaulted ceiling, double radiator with thermostatic valve, mechanical ventilation chrome spotlight track to ceiling.

### Rear porch (2.70m x 1.32m)

Accessed from rear yard via UPVC double glazed door, 2 x windows one to rear and one to side elevation with opaque glass, exposed brick wall paint white with beech effect laminate to floors, concealed light fitting to ceiling, door leading to rear yard.

Yard laid mainly to paving with small soil area with perimeter fence and gate to access rear lane and parking.

### Stair case to first floor landing (3.91m x 0.89m)

With modern grey carpets to floors, neutral decor and featured papered walls to landing, upvc double

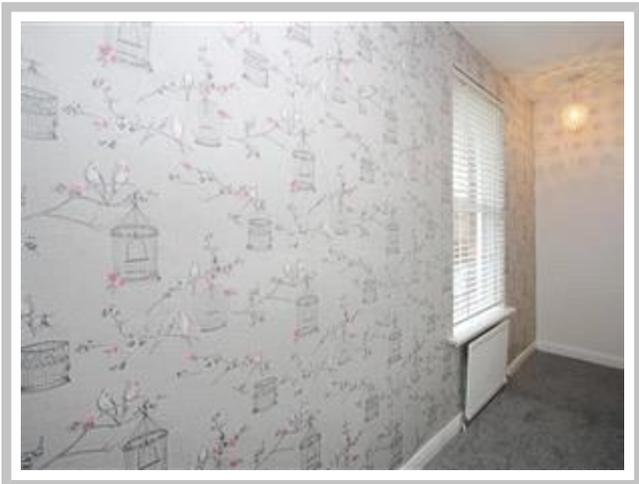
glazed window to rear elevation, pendant light fitting to ceiling and doors leading to all first floor accommodation.

Bedroom One located to the front of the property (4.05m narrowing to 1.79m x 2.94m narrowing to 1.92m) Single radiator with thermostatic valve, views over the front garden via upvc double glazed window, neutral decor to walls, pendant light fitting to ceiling.

Bedroom Two located to the front of the property (3.22m narrowing to 2.61m x 2.89m narrowing to 0.81m) Carpets to floors in modern grey, neutral decor to walls, upvc double glazed window over looking front elevation, radiator with thermostatic valve, door leading to built in storage and access to loft, pendant light fitting to ceiling.

Bathroom located to the rear of the property (1.96m x 1.78m) Double doors to full height storage, ceramic tiles to floors, ceramic tiles to walls, upvc double glazed window with opaque glass to rear elevation, electric wall mounted shower with 3 piece white suite with sink and pedestal, low level wc and bath with chrome mixer taps, faced glazed shower screen to side of bath, warmed via single radiator with thermostatic valve and concealed light fitting to ceiling







**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.