



STORE STREET, LEMINGTON, NEWCASTLE UPON TYNE NE15 8DY

OFFERS OVER £72,000



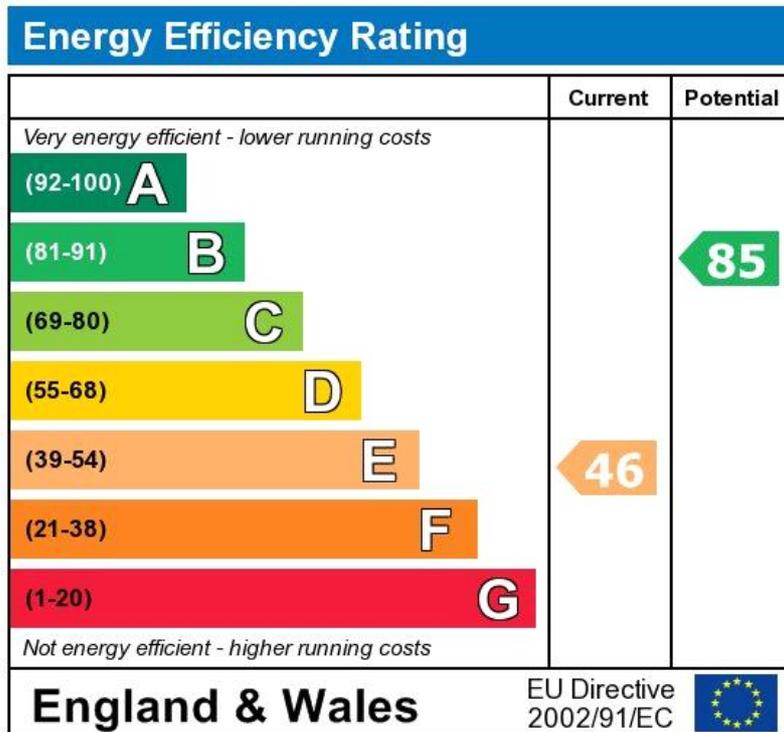
**LARGE 2 BED TERRACE WITH SPACIOUS
ACCOMMODATION**

PROPERTY REFERENCE CODE: RS0217

STORE STREET, LEMINGTON, NEWCASTLE UPON TYNE NE15 8DY

This period property with larger than average proportions boasts, 2 reception rooms, modern kitchen and bathroom, 2 double bedrooms and off street parking. Some cosmetic works required with the need to upgrade the central heating system throughout.

- DOUBLE GLAZING
- OFF-STREET PARKING
- REAR YARD
- SPACIOUS ACCOMMODATION



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:

Traditional 2 bedroom property situated in a very quiet street, popular residential area in Lemington, Newcastle upon Tyne. Property benefits from fully double glazed windows, external cladding.

Accessed via upvc double glazed door with fan light above into entrance lobby.

Entrance lobby - (1.40m x 0.97m)

Traditional style small tile parquet flooring, panelled walls and ceiling, alarm panel, secondary door made of timber with decorative glazed panels into entrance hallway.

Entrance hallway - (3.35m x 1.48m narrowing too 1.02m)

Timber panelling to half height with timber dado rail, neutral decor to walls, pendant light fitting to ceiling, carpets to floors, doors to lounge and door to dining room through to kitchen and staircase leading to first floor landing.

Lounge - (4.38m narrowing too 3.53m x 4.32m)

Neutral and modern decor to walls, feature fire place with timber surround, marble hearth and back plate with living flame gas fire, central pendant light fitting to ceiling with 3 arms in iron effect, double glazed window over looking front elevation, cable media entry and telephone entry into living area, large height ceilings with original style hand run coving with original plaster features, door through to dining room.

Dining room - (4.62m narrowing too 4.13m x 3.10m)

Carpets to floors, full wall with feature brick slips with living flame gas fire, upvc double glazed window to rear elevation, door to under stair storage, pendant light fitting to ceiling, carpet to floors, doorway leading through to kitchen.

Kitchen located to the rear of the property by way of a single story extension - (2.42m x 2.42m)
Solid wood flooring in walnut effect in narrow strips, modern cream high gloss cream kitchen with a range of wall and base units, integral built in microwave & oven in tall housing, space for under bench washing machine, single circular sink and circular drainer in composite black finish with chrome mixer tap, large double glazed window overlooking rear elevation, chrome spot light track to ceiling, decorative modern tiles to splash back area and woodgrain effect worktops, upvc double glazed door with opaque panel to access rear yard.

Rear yard with high perimeter brick wall for added security, externally clad to the rear with warm insulation and brick slips, off street parking by way of double gate into private yard.

Staircase leading to first floor half landing from entrance hallway with half height panelling in neutral decor, large upvc double glazed window on half landing with views over rear elevation allowing lots of natural light to the staircase and first floor landing.

First floor landing measuring - (4.07m into stairwell x 0.95m)
Carpets to floors, half height panelling with neutral decor, access to loft, pendant light fitting, large storage cupboard above stairs, archway to bathroom and bedroom and doorway to front master bedroom.

Master bedroom - (5.15m into robes x 3.78m)
Neutral decor to walls, pendant light fitting to ceiling, carpet to floor with original stripped flooring beneath, excessively large triple gliding sliding wardrobes to full height and depth of the room, large room with adequate space for bedroom furniture, upvc double glazed window to front elevation.

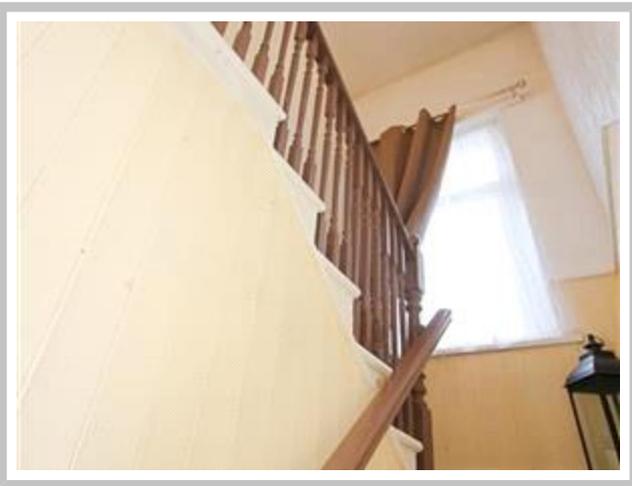
Archway with secondary landing area - (2.26m x 0.78m)
Half height panelling with neutral decor, carpet to floor with pendant light fitting and doors leading to bathroom, WC & bedroom 2.

Bathroom - (2.52m x 1.29m)
Fully tiled walls in a marble neutral stone effect with white bath with chrome mixer taps, white vanity sink set into unit with double doors in high gloss white with matching vanity unit storage above, hygienic cladding with intermittent chrome strips to ceiling with 3 arm chrome and glass light fitting, cupboard with door to house water tank, some additional storage, secondary light coming from glazed panels from second bedroom, fully tiled floors in anthracite grey.

Toilet - (1.37m x 0.82m)
Neutral decor to walls, concealed light fitting, double glazed window with opaque glass to rear elevation, wc in white with carpet tiles to floors.

Bedroom 2 located to the rear of the property - (2.77m x 2.28m)
Neutral decor to walls, pendant light fitting to ceiling, carpets to floors, upvc double glazed window overlooking rear elevation.







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.