







2



1



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- Mid-Terrace Home
- Two Double Bedrooms
- Four Piece Bathroom
- Period Features
- Viewing Recommended
- Popular Location
- Utility Room
- Rear Yard
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/ZoyYkpeBAHU> \*\***

This charming, two bedroom mid-terrace house on Delaval Terrace presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with the benefit of no upper chain.

The desirable location of this property ensures that you are within easy reach of local amenities, and excellent transport links, making it an ideal choice for those who appreciate convenience and community. The Town Moor is also within walking distance.

Internally the property briefly comprises: - entrance hallway leading to a bright and airy lounge with a feature fire place and a lovely bay window that fills the room with natural light. The spacious kitchen dining room is equipped with fitted units, providing ample storage and there is a handy utility room and rear lobby with access to the rear. On the first floor, you will find two generously sized double bedroom and the well-appointed family bathroom WC, boasting a four-piece suite, providing both style and convenience for your daily routines.

Externally there is an easy to maintain yard to the rear. Further benefits include gas central heating and double glazing.

For more information and to book a viewing, please call our Gosforth office on 0191 236 2070.

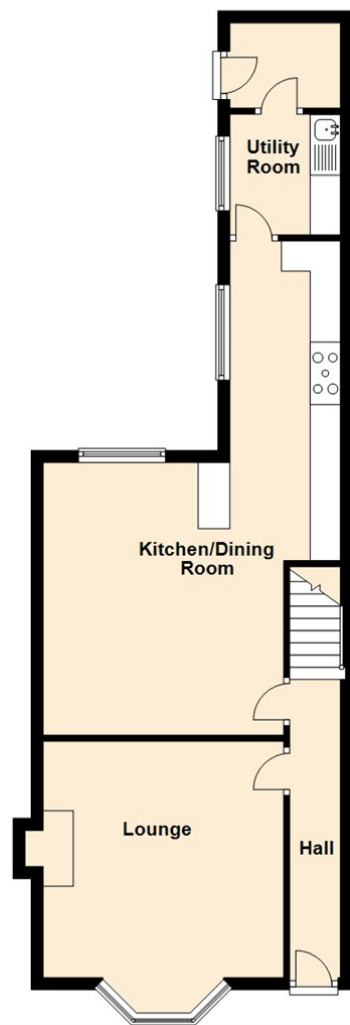
#### Tenure

The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

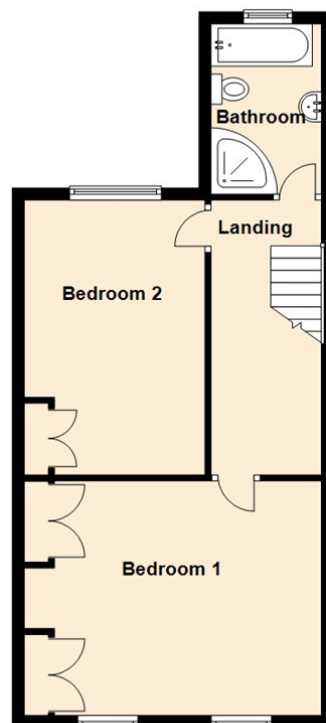
Council Tax band \*B\*.



Ground Floor



First Floor



Lounge 12'5" x 15'10" (3.81 x 4.84)

Kitchen 18'9" x 6'7" (5.72 x 2.03)

Dining Area 13'0" x 14'11" (3.98 x 4.55)

Bedroom One 12'2" x 14'9" (3.72 x 4.52)

Bedroom Two 10'9" x 12'1" (3.28 x 3.69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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