



## Hutton Terrace, Low Fell, Tyne And Wear, NE9 6AN

**\*\*\*CHAIN FREE\*\*\*** This beautifully presented two bedroom home simply **MUST** be viewed to be appreciated! Within easy access of Durham Road's abundance of shops, amenities and transport links. The property briefly comprises of entrance hall, lounge and beautiful kitchen/dining room to the ground floor. To the first floor are two double bedrooms and a gorgeous bathroom with bath and separate shower. There is also a partly boarded loft for additional storage. Externally there is a pretty enclosed rear yard with electronic roller door for off street parking if required. Further parking available on street. Viewing essential! EPC Rating C



**\*\*\*CHAIN FREE\*\*\***

**Two Double Bedrooms**

**Beautifully Presented**

**Stunning Kitchen/Diner**

**Viewing Essential!**

**EPC Rating C**

**£200,000**

**Lounge** 12' 10" x 10' 5" (3.92m x 3.17m) max

**Kitchen/Diner** 14' 9" x 16' 2" (4.50m x 4.93m) max

Kitchen area fitted with a range of wall and base units for storage, integrated oven, hob and fridge/freezer. Space for washing machine (not included). Under stairs storage cupboard. Island bar area. Cupboard housing gas fired combi boiler. Wall mounted TV included. French doors to rear yard.

**Bedroom 1** 16' 3" x 10' 4" (4.96m x 3.14m) max

**Bedroom 2** 14' 10" x 9' 3" (4.51m x 2.82m) max

Loft hatch with pull down ladder. Loft partly boarded for storage.

**Bathroom** 9' 1" x 6' 9" (2.77m x 2.07m) max

Beautifully presented and fully tiled. Bath, shower cubicle, wash basin, W/C.

### Externally

Low maintenance pretty rear yard with gravel and decking areas. Electric roller door to provide off street parking if required. Further parking available on street. Outdoor socket and tap.

### Additional information

We understand this property is freehold. Council tax band A.

### Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

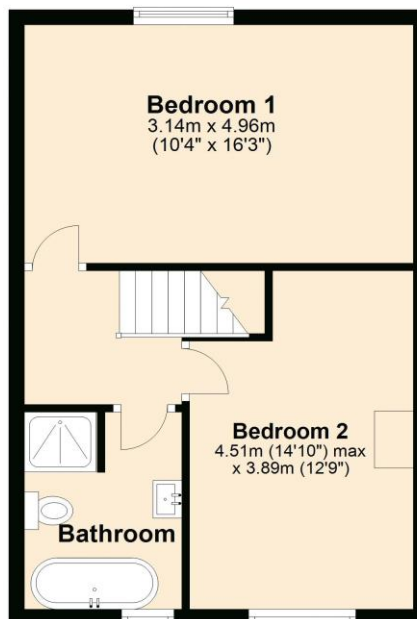
## Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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