

## Offers Over £295,000

### Ravenswood Road, Heaton, NE6



- Two bedrooms
- Southerly patio yard
- Sought after area
- Period features throughout
- Gas combi heating
- Ideal for easy access to Newcastle
- Stunning decor
- Re-roofed in 2024 using period style slates
- Walking distance to local amenities

Ravenswood Road is one of the most sought-after streets in Heaton and is favoured by those who enjoy its easy access to Heaton Park, Jesmond Dene, The People's Theatre and excellent transport links into Newcastle and the coast. The area was recently featured as one of the best places to live in the UK by the Sunday Times, and with a great range of independent shops and cafes nearby, there really is something for everyone. The house has been lovingly restored and improved in recent years, and the house was re-roofed using period style slates earlier this year with the benefit of modern underfelt. With original features throughout, care has been

taken to restore and retain some beautiful detail, some of which is quite breathtaking. The house is warmed by gas combi central heating, and features some superb cast radiators. With a town garden to the front and a southerly patio yard to the rear, we advise early viewing of what is sure to be a very popular house. Council tax band B, energy rating C. Freehold.

# Ravenswood Road, Heaton, NE6

## Main entrance door to :

Lobby

## Inner door to :

Hallway with original plaster detailing and period style radiator.

## Living room (front)

With bay window. Period style radiator. Original fireplace with living flame gas fire. Ornate plaster detailing. Privacy shutters.

## Dining room

With radiator. Cupboard with original doors. Decorative fireplace. Plaster detailing.

## Kitchen

Radiator. Re-fitted in 2024, with a range of Howdens units. Integrated washer and slimline dishwasher. Space for cooker. Door to patio yard.

## First floor landing

## Bathroom

With period style radiator, white suite with shower over bath, wash basin and w.c. Privacy shutters.

## Bedroom one (front)

With period style radiator. Original alcove cupboard. Superb fireplace with open hearth for real fire. (should be checked prior to use). Plaster detailing.

## Bedroom two

With radiator. A good sized room with full height window shutters. Plaster detailing.

## Outside

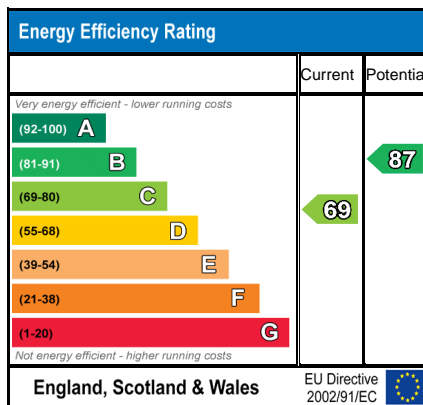
Town garden to front. Superb southerly patio yard to rear with two outbuildings which are ideal for storage.

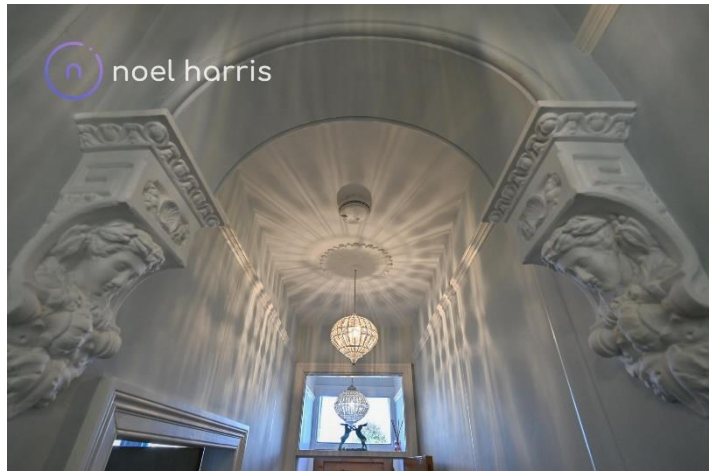
## Utilities

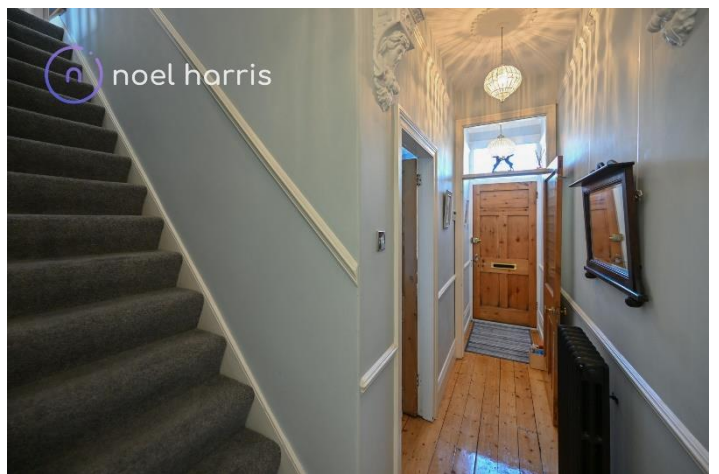
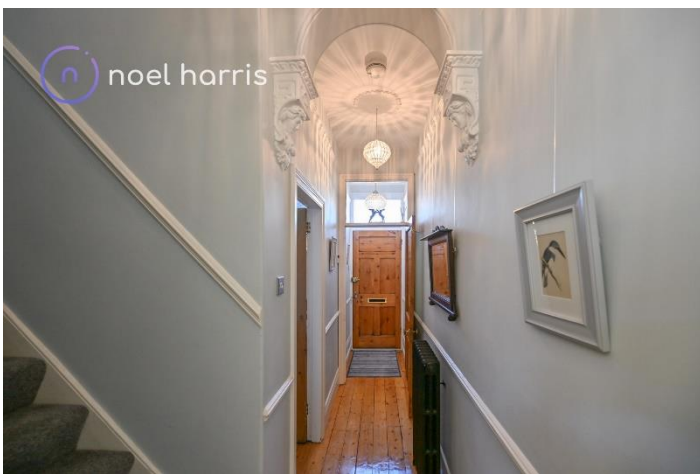
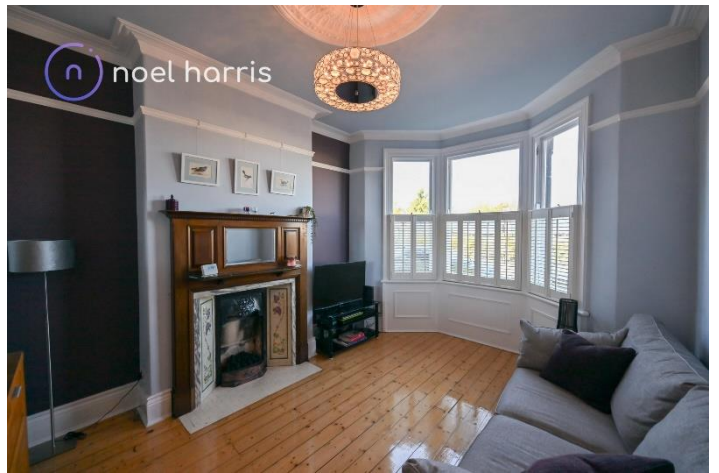
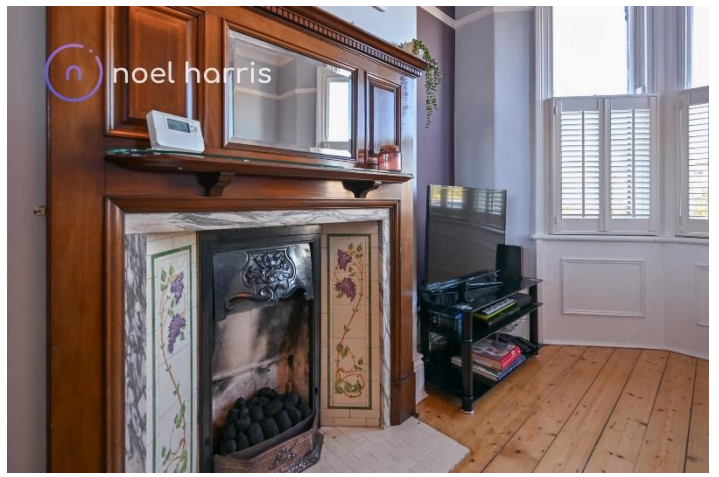
Mains gas, water, broadband, drainage and electricity are all connected. The house is not known to be a mobile drop out zone but this must be checked upon visiting the house.

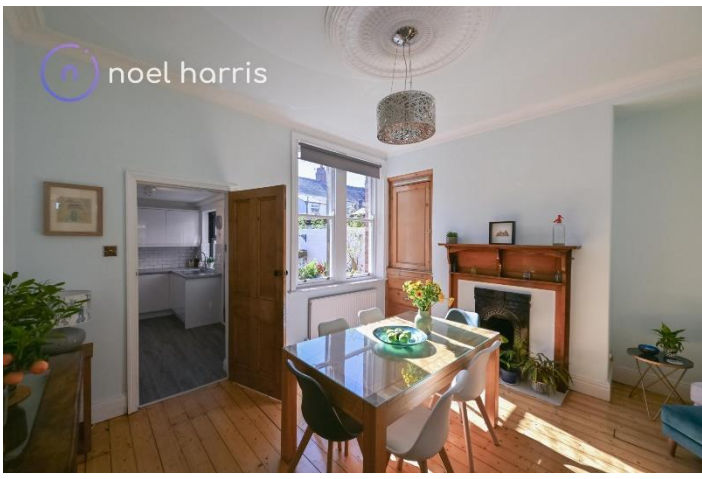
## Mining

Newcastle has a rich mining heritage and although this house is not known to be affected by this, your solicitor must confirm this prior to exchange of contracts.









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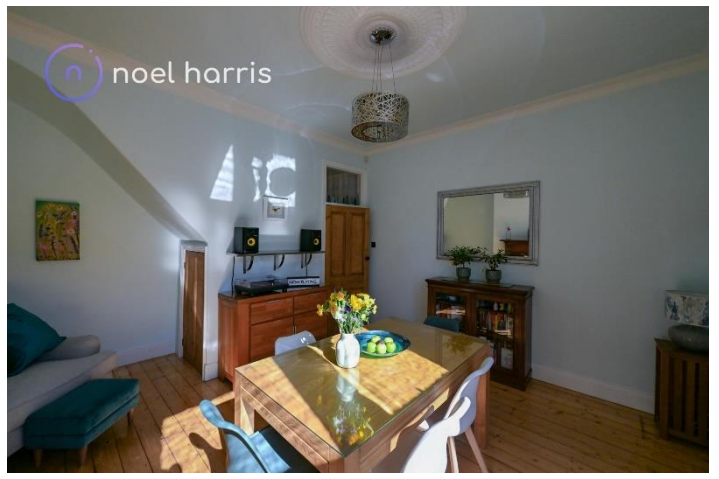
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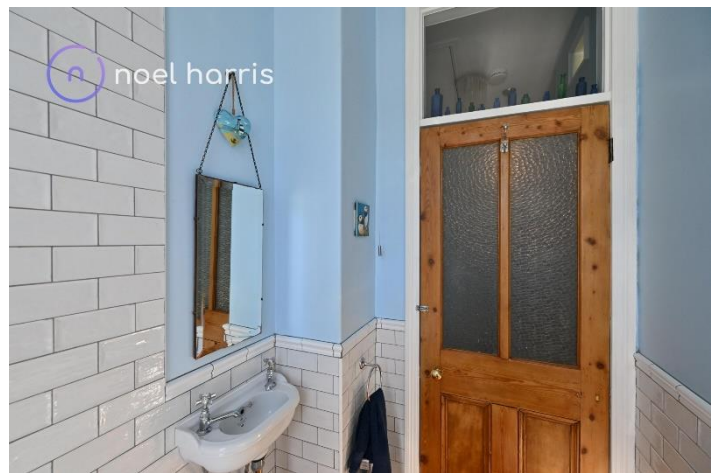
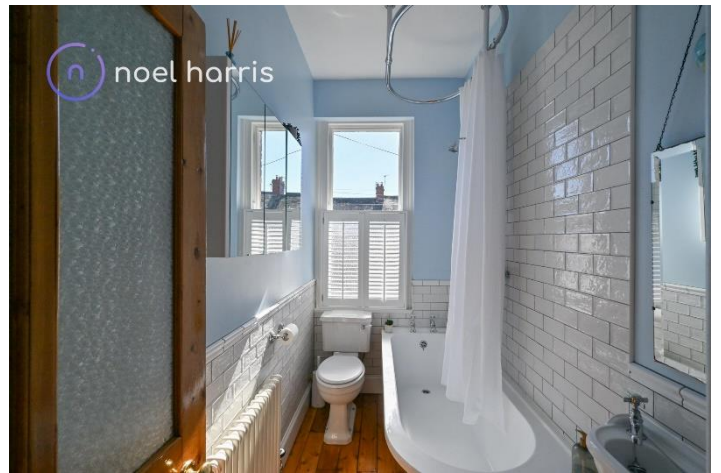
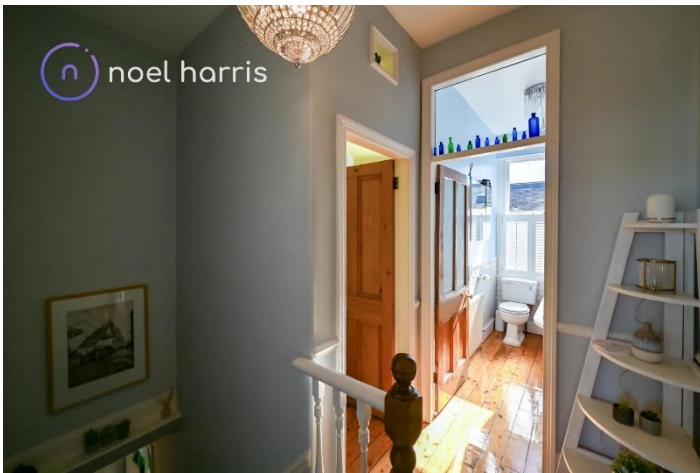
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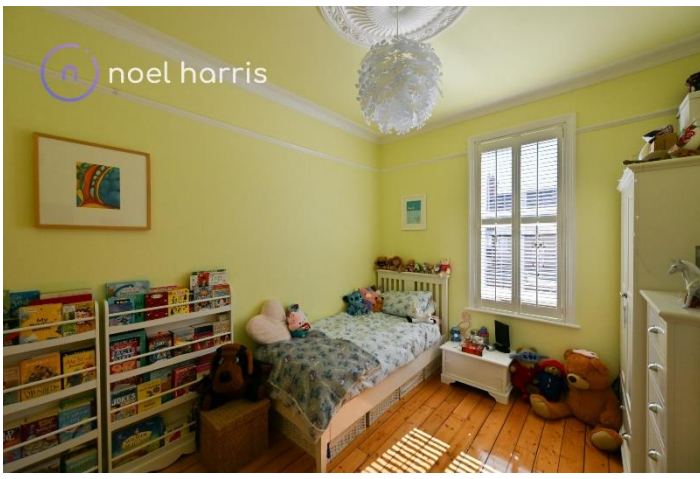
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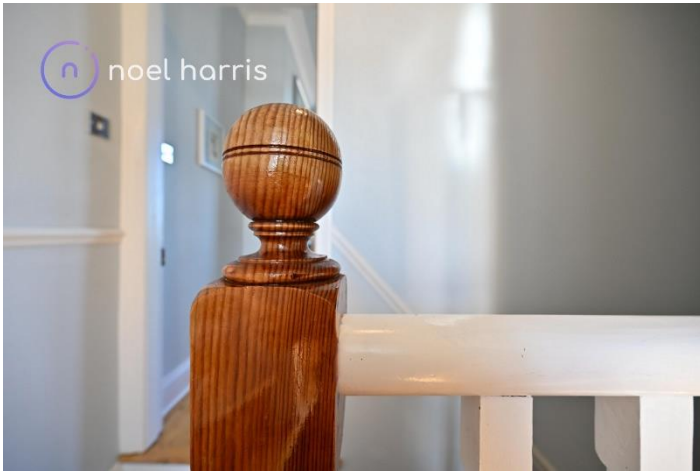




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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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