



Thistleberry Avenue,  
Thistleberry



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# Offers in Region of £125,000

A fore-courted two bedroom mid terraced house in the popular location of Thistleberry. Close to Newcastle Town Centre and great commuter links such as the A34 & A500. The property is considered to be ideal for first time buyers or buy to let investors. The property benefits from being well presented, good sized bedrooms and private rear garden. Viewing is highly advised!





## Ground Floor

### Reception Room One

4.35m x 3.71m (14' 3" x 12' 2") A UPVC front door, double glazed bay window to the front, radiator and laminate flooring.

### Kitchen

3.71m x 3.62m (12' 2" x 11' 11") A range of wall and base units with worktops, sink basin with mixer tap, integral oven with electric hob, space for dining table, double glazed window to the rear, radiator and tiled flooring.

### Bathroom

2.32m x 2.24m (7' 7" x 7' 4") A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator and laminate flooring.

## First Floor

### Bedroom One

3.91m x 3.63m (12' 10" x 11' 11") A double glazed window to the rear, radiator and laminate flooring.

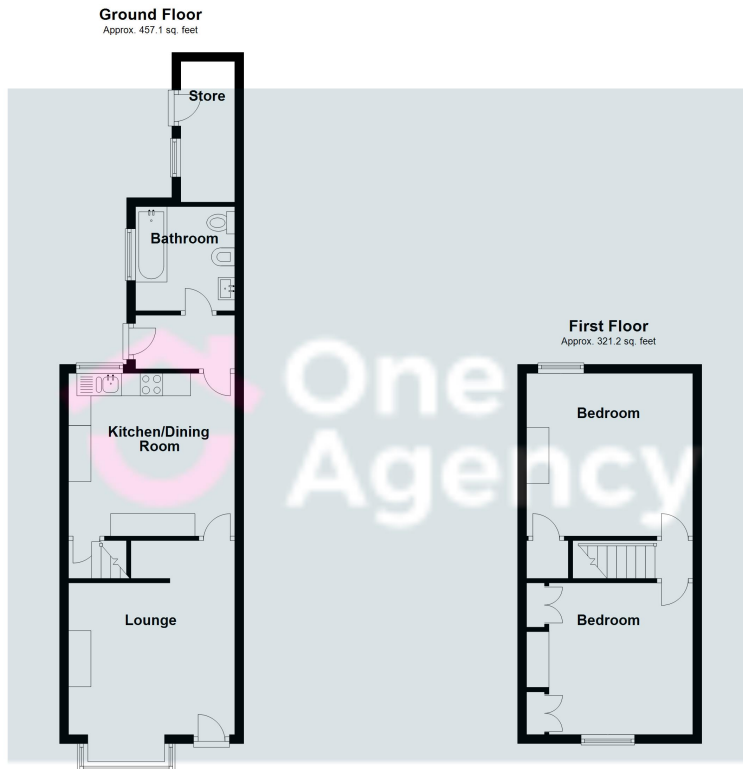
### Bedroom Two

3.48m x 3.45m (11' 5" x 11' 4") A double glazed window to the front, radiator and carpet flooring.

## External

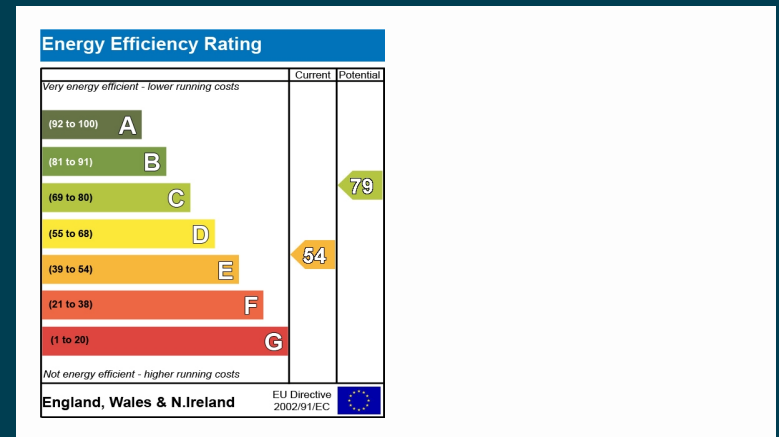
A paved garden to the rear with outhouse storage space, shrubs and gated access.





Total area: approx. 778.3 sq. feet

Plan produced by www.firstpropertyervices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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