

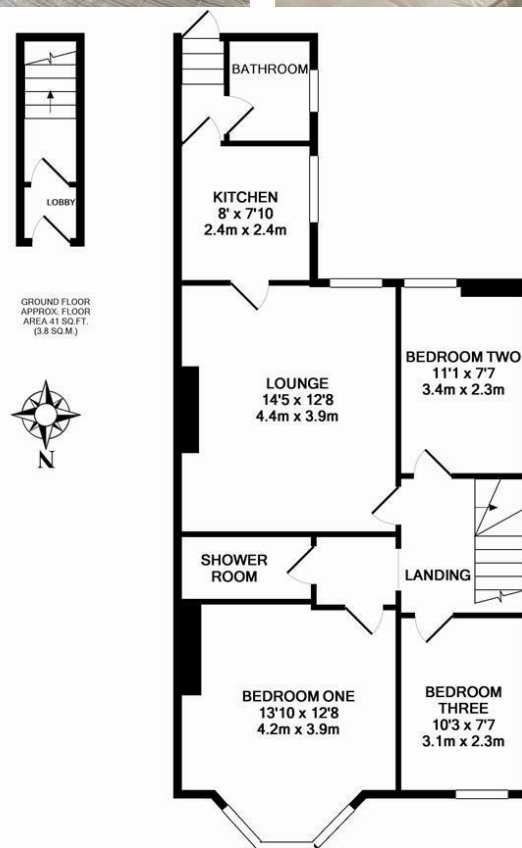




No Onward Chain! This three bedroom upper floor 'Tyneside' flat is ideally located on the south backing side of Warton Terrace, Heaton and is Ideally placed within close proximity to the shops, cafes and popular eateries of Chillingham Road. Retaining many character features, it is positioned perfectly for access to City transport links and the Coast Road.

The accommodation briefly comprises: entrance lobby through to entrance hall with staircase to the first floor, three bedrooms, shower room, lounge, kitchen and bathroom to the rear. With a private rear yard, gas 'combi' central heating and double-glazing an early internal inspection is highly recommended!

Upper 'Tyneside' Flat | 745 Sq. ft (69.2m<sup>2</sup>) |  
Three Bedrooms | Fitted Kitchen | Bathroom & Shower Room | Fully Double Glazed | Private Yard | Combi Boiler | Great Location |  
Leasehold - Tyneside Lease with Peppercorn Rent 964 Years | Council Tax Band A | EPC Rating: D



1ST FLOOR  
APPROX. FLOOR  
AREA 705 SQ.FT.  
(65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Offers Over £150,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

