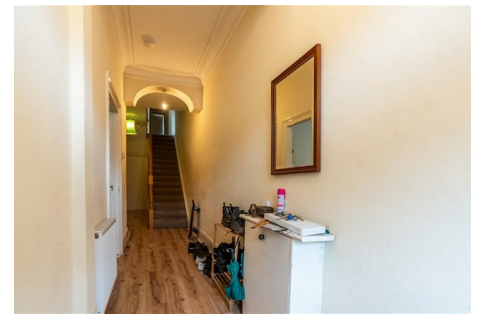


BRUNTON

RESIDENTIAL

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13 9BJ



Rothbury Terrace

Heaton, NE6 5XJ

4 BEDROOM HOUSE - FAMILY HOME POTENTIAL - 2 RECEPTION ROOMS

Fantastic opportunity to buy this large four bedroom two reception house situated in the centre of Heaton on Rothbury Terrace. Currently used as a 4 bedroom hmo rental property achieving £1,352pcm and is tenanted until September 2024. This property offers an excellent chance for those looking for a large family home in a great location within Heaton. The property would be ideal to be turned back into a family property and comes with a large rear yard with parking options.

Offers Over £250,000

67 Rothbury Terrace

Heaton, NE6 5XJ



5 BEDROOM HOUSE - FAMILY HOME POTENTIAL - HMO LICENCE IN PLACE

Fantastic opportunity to buy this large five bedroom house situated in the heart of Heaton on Rothbury Terrace. Currently used as a rental property the property has purposefully not been pre-let for 2024-25 and is tenanted until Summer. This property offers an excellent chance for those looking for a large family home in a great location within Heaton. The property would be ideal to be turned back into a family home and comes with a large rear yard with parking options, Some modernisation would be needed in the property.

Living Room

15'3" x 12'10" (4.64m x 3.90m)

Bedroom

11'11" x 5'8" (3.62m x 1.72m)

Bedroom

14'6" x 11'2" (4.42m x 3.40m)

Bedroom

14'8" x 12'2" (4.46m x 3.72m)

Hallway

Landing

Kitchen

24'7" x 10'8" (7.49m x 3.26m)

Toilet

Bedroom

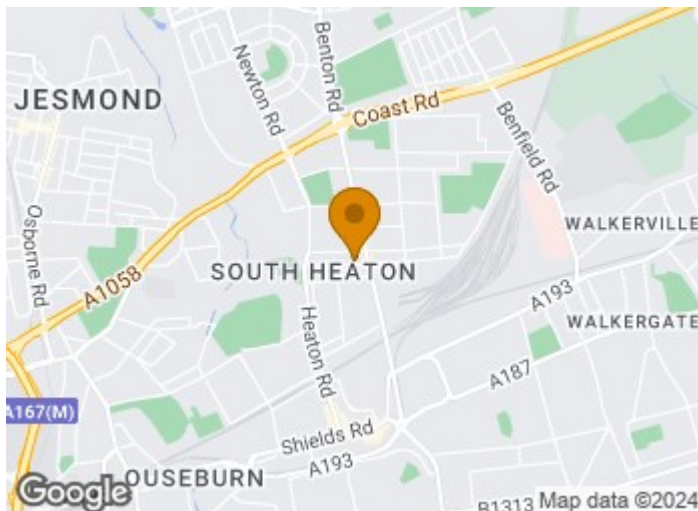
8'4" x 10'8" (2.53m x 3.26m)

Bathroom

Bedroom

15'1" x 11'6" (4.60m x 3.51m)

Bathroom



- OFFERS OVER £250,000
- SUITABLE FOR RESIDENTIAL SALE
- REAR YARD WITH OPTIONS FOR PARKING
- 4 BEDROOM TERRACED HOUSE
- LARGE KITCHEN
- EPC RATING C
- 2 RECEPTIONS ROOMS
- CURRENTLY RENTED UNTIL SEPTEMBER 2024
- COUNCIL TAX BAND C



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(11-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		71	EU Directive 2002/91/EC