

# BRUNTON

---

## RESIDENTIAL



**ROTHBURY TERRACE, HEATON, NE6**

Offers Over £250,000



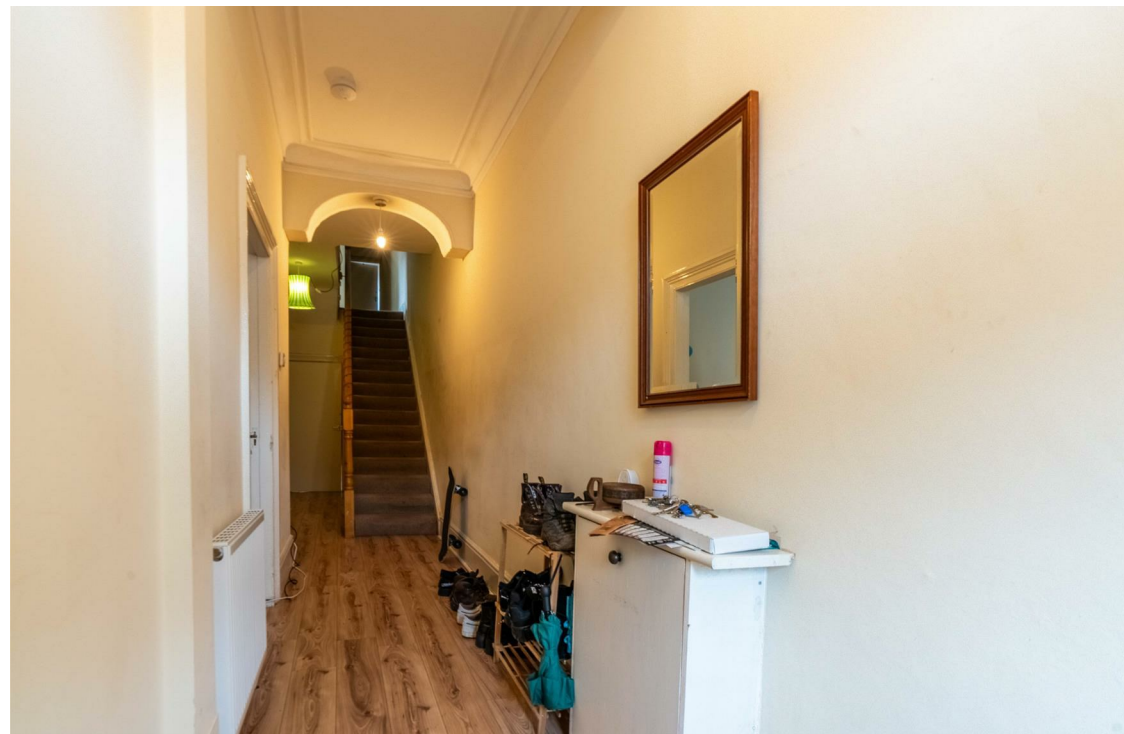
# BRUNTON

---

## RESIDENTIAL









# BRUNTON

RESIDENTIAL







**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.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

### 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.





# BRUNTON

## RESIDENTIAL

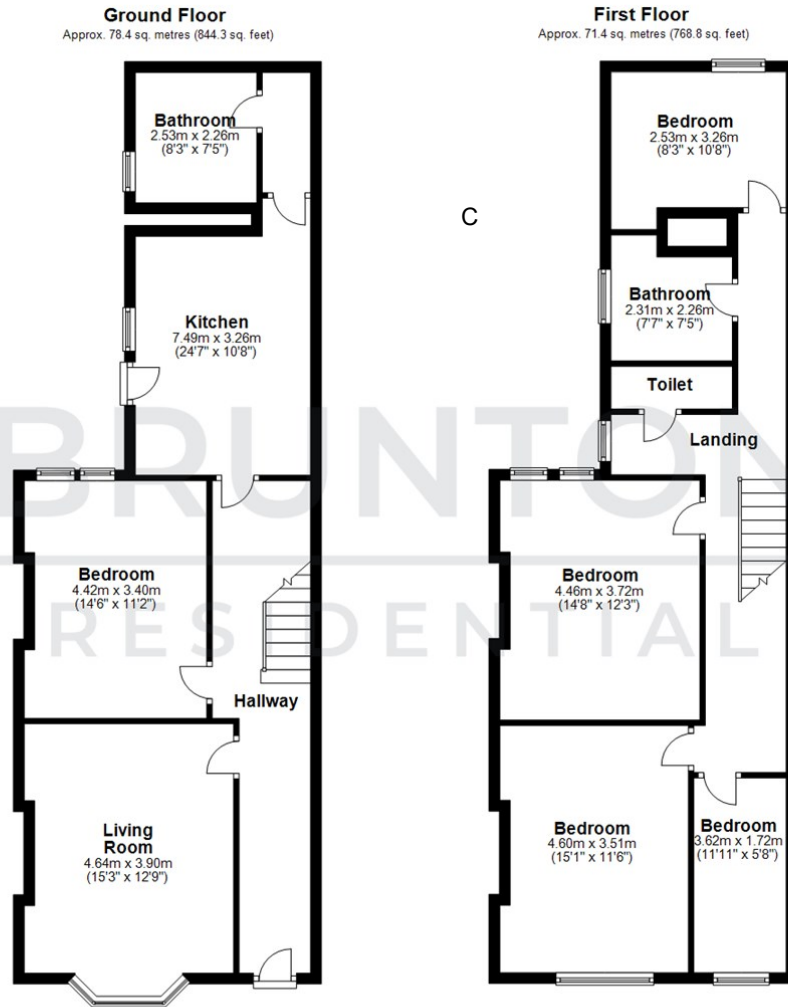
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



Total area: approx. 149.9 sq. metres (1613.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	