

BRUNTON

RESIDENTIAL



STRATFORD ROAD, HEATON, NE6

£140,000

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GROUND FLOOR FLAT - CONVENIENT LOCATION - NO ONWARD CHAIN

Brunton Residential are excited to present this appealing two-bedroom ground floor flat in Newcastle Upon Tyne. This property boasts a spacious living room and is perfect for first-time buyers or investors. Ideally situated for easy access to local amenities and transport links, it offers a comfortable lifestyle in a vibrant community.

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Internally the property comprises; entrance hallway leading to spacious living room with a cosy fireplace. The adjacent kitchen boasts sleek cabinetry and a large window that floods the room with natural light, providing a pleasant cooking space. The two well-proportioned double bedrooms both feature large windows, which enhance the brightness of the rooms. The family bathroom comes complete with a three-piece suite and shower over the bath, providing practicality and style.

Externally, the front of the property has a small, easy-to-maintain garden while the rear offers a private yard with walled boundaries. Act fast to avoid disappointment, viewing is highly recommended.



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TENURE : Leasehold

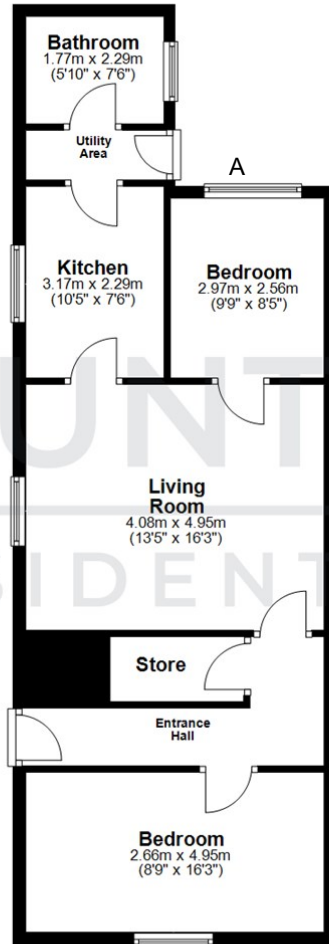
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : D

SERVICES :

Ground Floor



Total area: approx. 67.0 sq. metres (720.7 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			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	