



Rothbury Terrace, Heaton
Offers in excess of £160,000

**JACK
HARRISON
ESTATES**

Available with no upper chain this fully refurbished ground floor flat on Rothbury Terrace, Heaton. This stunning property comprises, entrance hall, lounge, kitchen, 2 bedrooms and a bathroom/WC. The current owner has added a new kitchen & bathroom (2024) along with a beautiful log burning stove. Externally there is a garden to the front and a shared garden to the rear. Additional benefits include gas central heating & double glazing. Early viewing is strongly recommended.

Entrance hall: Double glazed entrance door, built in cupboard, carpet and radiator.

Lounge: 14'7 x 11'1 into alcoves: Log burning stove, double radiator, alcoves, television point, carpet and double glazed French doors to the rear.

Kitchen: 10'7 x 7'7: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, extractor hood, integrated fridge freezer, integrated washing machine, integrated microwave oven, spotlights, part tiled walls, radiator and double glazed window to the rear.

Bedroom 1: 13'0 into bay x 13'2 into alcoves: Double glazed bay window to the front, alcoves, carpet and double radiator.

Bedroom 2: 7'9 x 9'1: Double glazed window to the side, carpet and radiator.

Bathroom/WC: 9'3 x 4'6: White 3 piece suite comprising a panelled bath with Rainfall shower over, hand basin and WC. Part tiled walls, heated towel rail, extractor fan, spotlights and double glazed frosted window to the side.

