



Located in the bustling neighbourhood of Heaton, and just over 2 miles from Newcastle City Centre, Heaton Quarter is a fresh take on urban living.

Designed for young professionals who want all the benefits of city life, and the comfort of a modern home, this innovative development of 130 houses is a must for anyone searching for terraced, semi or detached living options.

Unlike many older city centre properties, each home comes with its own parking space and many include a private garage. We've also taken care to integrate the latest energy-efficient technology and materials - from solar PV roof panels and EV charging points, to high performance double glazing and insulation. So, you can reduce your energy use by 69%, live in comfort and take control of your bills.

The designers have even made room for a cycle store in each house, to help keep your new community green and sustainable for years to come.

Ready to experience a different kind of city living?

**Stress-free school runs:** In a two mile radius, you'll find over 10 different schools. For younger children, Chillingham Road Primary, Heaton Nursery and St Lawrence's RC Primary School are all within a short walk of home. While Benfield Secondary School is just one stop down on the Metro.

**A thriving neighbourhood.** A city made to explore.

With Chillingham Road on your doorstep, there's always time to pick up a vintage bargain, grab a flat white, hit the gym, or sit down to your favourite global cuisine in one of the many restaurants. Why not top up your weekly shop, too? Prefer the bright lights of the big city? Head into 'The Toon' and soak up the atmosphere of the Bigg Market or The Quayside. Tuck into street food or haute cuisine. Shop 'til you drop at the MetroCentre. Or, unearth centuries of history and heritage.

#### Hall

WC 5'11 x 4'9 (1.80m x 1.45m)

Lounge 16'8 x 9'8 (5.08m x 2.95m)

Kitchen/Dining 16'8 x 10'8 (5.08m x 3.25m)

#### First Floor Landing

Bedroom 1 12'1 x 10'10 (3.68m x 3.30m)

En Suite 10'9 x 4'3 (3.28m x 1.30m)

Bedroom 2 16'8 x 9'8 (5.08m x 2.95m)

Bathroom 7'3 x 6'3 (2.21m x 1.91m)

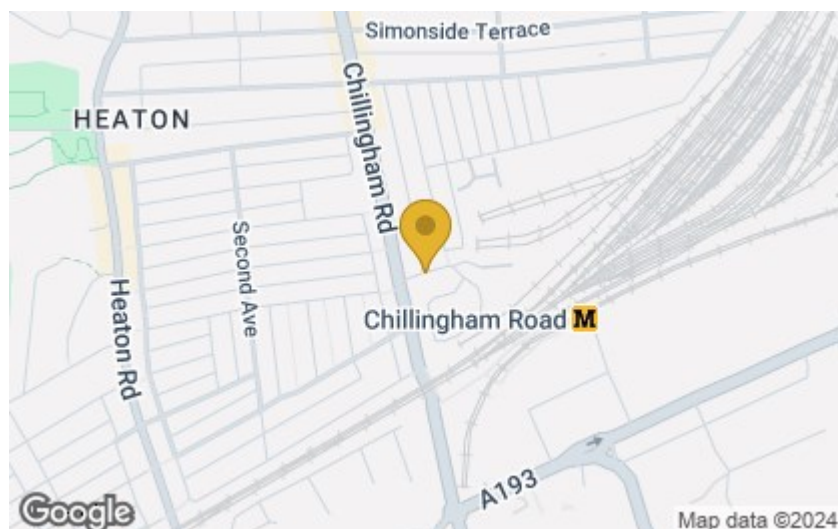
#### Second Floor Landing

Bedroom 3 14'5 x 10'10 (4.39m x 3.30m)

Bedroom 4 11'4 x 9'8 (3.45m x 2.95m)

Shower 8'4 x 3'9 (2.54m x 1.14m)

Garage



Energy Performance: Current Potential

Council Tax Band: New Build

Distance from School:

Distance from Metro:

Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.