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- 2 Bed Ground Floor Tyneside Flat
- Fitted Kitchen with Utility Space
- Off Street Parking
- Ideal Investment/First Purchase

- Gas CH & SUDG
- Bathroom/WC with Shower
- Popular Residential Area

- Lounge with Fireplace
- South Facing Yard
- Convenient for Shops, Parks & Metro

A 2 bedroomed ground floor Tyneside flat within this popular residential area, well placed for amenities. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard, corniced ceiling and picture rail. The focal point of the Lounge is a coal effect real flame gas fire, set within an ornate cast iron and tiled fireplace, with polished wood surround. The Kitchen is fitted with wall and base units, sink unit, combi boiler and door to the rear garden along with a utility space with plumbing for a washer. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over, screen, tiled surrounds and tiled floor. Externally, there is a private South facing Rear Yard, with up and over door for vehicular access.



Simonside Terrace is conveniently located for Heaton's excellent range of amenities, including an eclectic range of shops, pubs, restaurants and cafes, as well as road and public transport links, including the Metro system, for ease of access into the city and throughout Tyneside.

Entrance Hall 4'6 x 3'3 (1.37m x 0.99m)

Reception Hall 13'6 x 3'2 (+ recess) (4.11m x 0.97m (+ recess))

Lounge 14'8 x 12'9 (4.47m x 3.89m)

Kitchen 8'1 x 8'0 (2.46m x 2.44m)

Bedroom 1 13'8 x 16'8 (into bay) (4.17m x 5.08m (into bay))

Bedroom 2 11'5 x 8'0 (3.48m x 2.44m)

Bathroom/WC 7'9 x 5'8 (2.36m x 1.73m)



**Please see Floor Plan on Page 4 for room sizes.*



Energy Performance: Current D Potential C

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

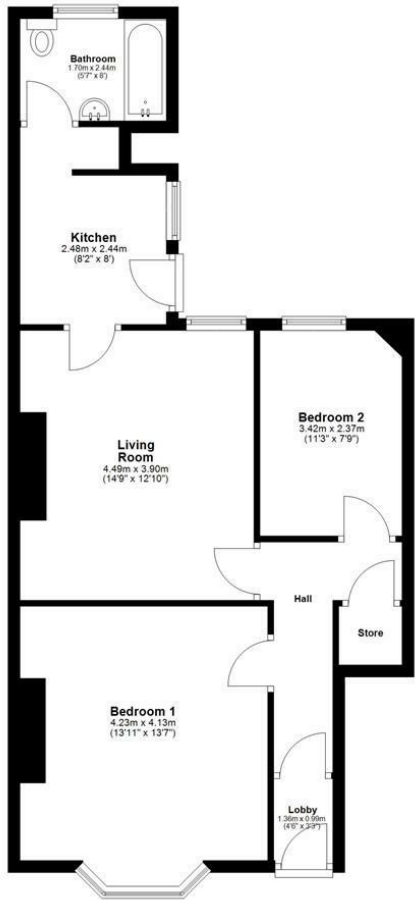
Please note all sizes and distances are approximate.

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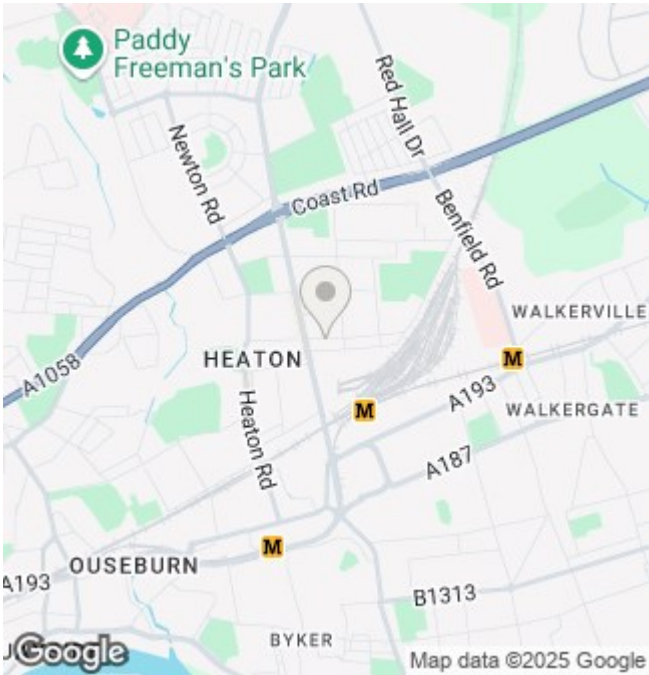
Ground Floor



Total area: approx. 64.6 sq. metres (695.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.