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- 2 Bed 'Lower' Tyneside Flat
- Bathroom/WC with Shower
- Well Placed for Chillingham Road and Park
- Council Tax Band: A EPC: D

- Great Location
- Private West Facing Rear Yard
- Ideal First Purchase/Investment

- Lounge with Feature Electric Fire
- Gas CH & SUDG
- Early Viewing Recommended

A two bedroomed ground floor Tyneside flat, in an excellent location within Heaton, a sought after suburb of Newcastle. Conveniently situated for easy access to Iris Brickfield Park and an eclectic range of pubs, restaurants, cafe's and shops on Chillingham Road, this property is ideal for the first time buyer, downsizer or investor. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with understair storage cupboard. The Lounge has a picture rail, with the focal point being a pebble style feature electric fire. The Kitchen is fitted with wall and base units with sink unit, split level oven with 4 ring gas hob and extractor over, tiled floor, combi boiler, plumbing for a washer and door to the rear yard. Bedroom 1 has a corniced ceiling and bay to the front. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with mains shower over and tiled surrounds. Externally, there is a private, West facing Rear Yard, with gate to the rear lane.

This property is well situated, with ample parking close by and with good access to schools and public transport links, including the Metro system, for ease of access throughout Tyneside.

Entrance Hall 3'6 x 3'4 (1.07m x 1.02m)

Reception Hall 13'8 x 3'2 (+recess) (4.17m x 0.97m (+recess))

Lounge 14'2 x 12'7 (into recess) (4.32m x 3.84m (into recess))

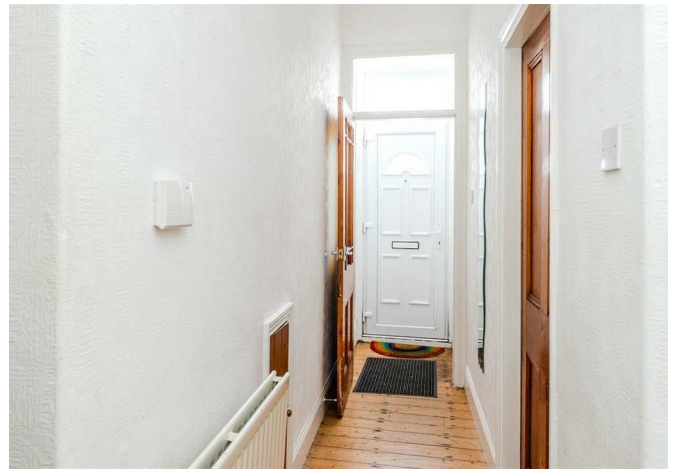
Kitchen 8'1 x 7'9 (2.46m x 2.36m)

Bedroom 1 13'11 x 15'9 (into bay) (4.24m x 4.80m (into bay))

Bedroom 2 9'6 x 7'9 (2.90m x 2.36m)

Bathroom/WC 7'6 x 5'8 (2.29m x 1.73m)

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





Newcastle City Council: 0191 2787878

EPC: D

Council Tax Band: A

Ravenswood Primary School: 0.3 miles

Chillingham Road Metro Station: 0.9 miles

Chillingham Road Primary: 0.5 miles

Newcastle Central Railway Station: 3.2m

Newcastle International Airport: 8.4m

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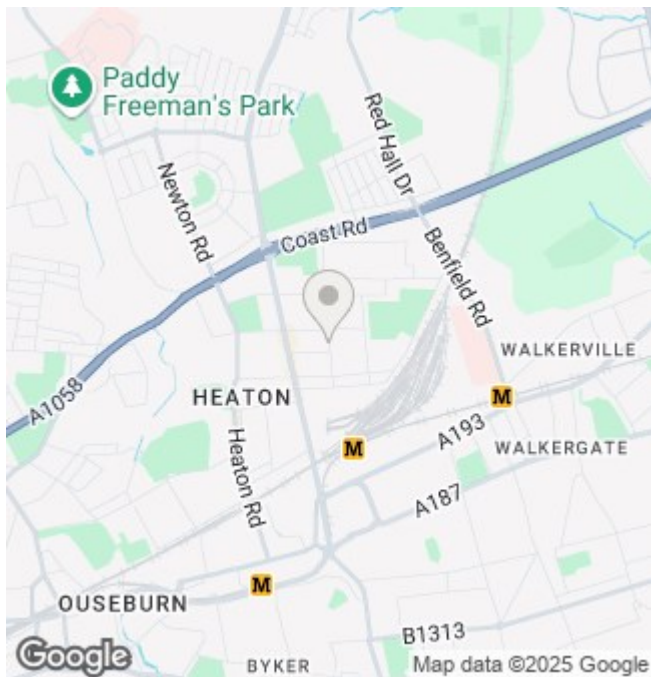
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Total floor area: 58.5 sq.m. (630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



These particulars and information 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.