



2



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- Two Bedroom Ground Floor Flat
- Immaculately Presented
- Sealed Unit Double Glazed Windows
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- Great Modern Kitchen & Shower Room
- Nearby Shops & Bus Routes
- Council Tax Band A

- Off Street Parking to the Rear Yard
- Gas Central Heating
- EPC C

Immaculately presented 2 bedroom ground floor flat benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway leading to the Lounge which has 2 storage cupboards. Modern Kitchen with wall and base units, worktop surfaces, stainless steel sink and drainer unit, tiled splash back, wall mounted combi boiler. plumbed for washing machine, spotlights to the ceiling, integrated electric oven and gas hob with an extractor hood over. Shower Room which has a cubicle with a mains shower, vanity unit with a wash hand basin, low level w/c, heated towel rail, spotlights to the ceiling, under floor heating and a heated mirror. Bedroom 1 has a Bay window to the front aspect and also has coving and rose to the ceiling. Bedroom 2 is to the rear aspect and has a storage cupboard.

Externally there is a south facing yard to the rear which gives off street parking via double gates, there is also a brick built storage area.

Warton Terrace is well placed for amenities, including local schools, a great variety of pubs, restaurants, cafes and shops on Chillingham Road and Iris Brickfield and Heaton Parks. There are also good road and public transport links including the Metro system, with easy access into the city, to the coast and throughout Tyneside.





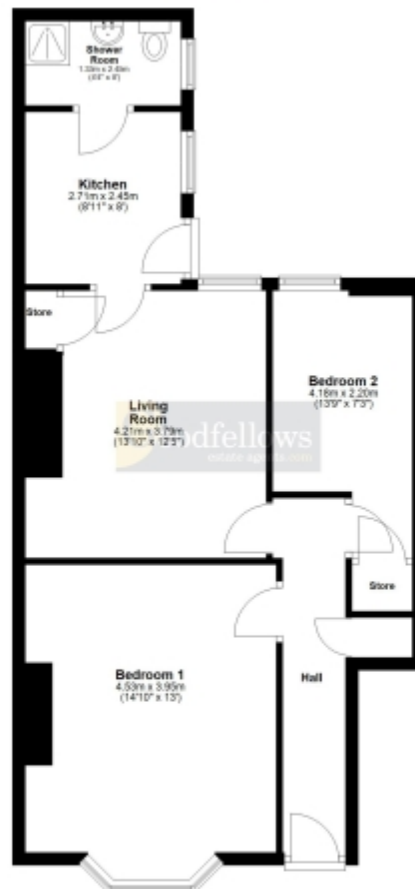


Energy Performance: Current C Potential C  
Council Tax Band: A  
Distance to Chillingham Road Primary School: 0.3 miles  
Distance to Chillingham Road Metro: 0.3 miles  
Distance to City Centre 2.4 miles



### Ground Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 61.3 sq. metres (659.4 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.