



2



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- 2 Bedroom First Floor Flat
- Good Size Living Room
- Sealed Unit Double Glazed Windows
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- Enclosed Rear Garden
- Nearby Shops & Transport Links
- Council Tax Band A

- Driveway Parking
- Gas Central Heating
- EPC D

Two bedroom first floor flat benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance with stairs to the first floor Landing which has a leaded light feature window and a loft hatch with pull down ladders leading to a part boarded loft. Lounge with a Bay window to the front aspect which has built in Thermal Blinds, shelves to the alcoves, picture rail and coving. Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, electric oven, gas hob, integrated fridge freezer, plumbed for a dishwasher, laminate flooring, pantry cupboard, storage cupboard housing the Combi boiler, stairs leading down to a door which has access to the rear garden. Bathroom with a panelled bath which has a mains shower over and a shower screen, low level w/c, vanity unit with a wash hand basin, heated towel rail, laminate flooring, part panelled walls. Bedroom is to the front aspect, Bedroom 2 is to the rear and has a picture rail and a storage cupboard.

Externally there is Tarmac driveway parking to the front and an enclosed rear garden with lawn and Tarmac areas.

High Heaton is a sought after residential area, well placed for local amenities including schools and conveniently placed for road and public transport links into the city, the coast and other surrounding areas.





Energy Performance: Current D Potential D

Council Tax Band: A

Distance to Four Lane Ends Metro: 0.7 miles

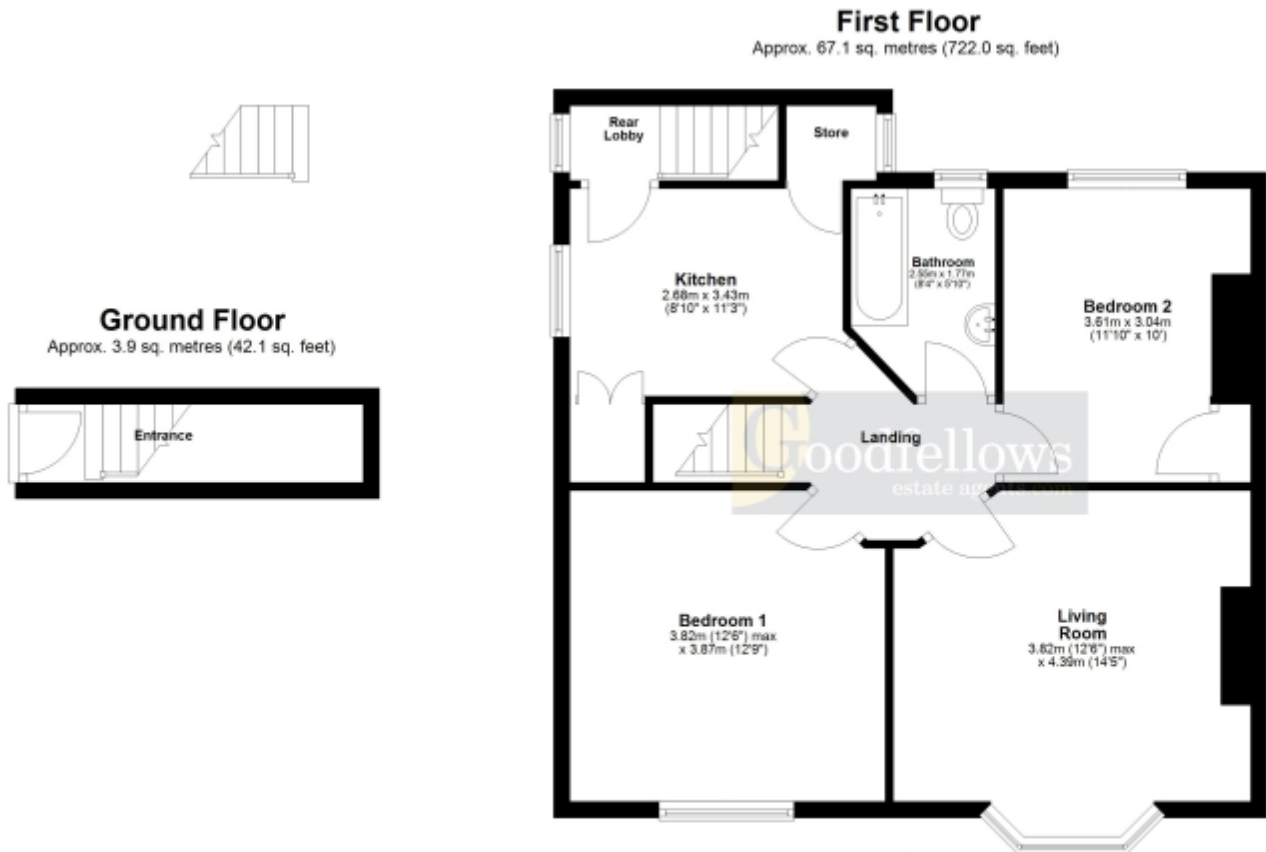
Distance to Craggside Primary: 0.3 miles

Distance to City Centre: 3.1 miles

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Total area: approx. 71.0 sq. metres (764.0 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		
55-68	D	62 D	63 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.