



- 3 Bed Upper Tyneside Flat
- Lounge with Fireplace
- Rear Yard
- Council Tax Band: A EPC: C

- Offered with Vacant Possession
- Kitchen
- Sought after Location

- Gas CH & SUDG
- Bathroom/WC with Shower
- Great Investment/First Purchase

A well presented 3 bedroomed upper 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 stairs to the First Floor Landing. The focal point of the Lounge is a real flame effect gas fire (not in working order) set within an attractive polished wood surround and there is also a storage cupboard. The Kitchen is fitted with wall and base units with sink unit, plumbing for a washer, shelved pantry, combi boiler and door to external steps to the rear yard. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over, screen and fully tiled surrounds. Externally, there is a South facing Rear Yard.

Simonside Terrace is off Chillingham Road, in the heart of Heaton. There is a great range of shops, pubs, restaurants and cafes on Chillingham Road and easy access to schools and a couple of parks. There are also excellent road and public transport links, including the Metro system, for ease of access into the city, to the coast and around Tyneside

#### Entrance Hall

#### First Floor Landing

Lounge 15'6 x 13'0 (max into recess) (4.72m x 3.96m (max into recess))

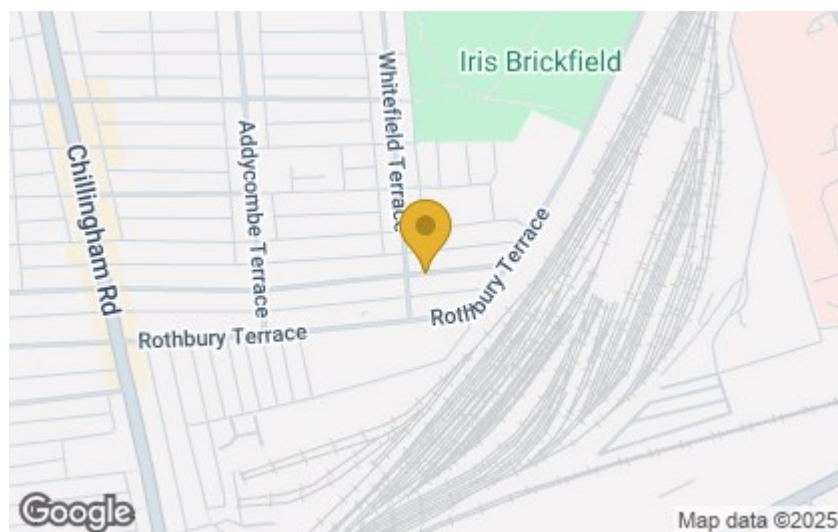
Kitchen 11'2 x 8'3 (3.40m x 2.51m)

Bedroom 1 13'3 (max) x 12'0 (into bay) (4.04m (max) x 3.66m (into bay))

Bedroom 2 11'0 x 7'6 (3.35m x 2.29m)

Bedroom 3 10'2 x 7'6 (3.10m x 2.29m)

Bathroom/WC 8'3 x 4'6 (2.51m x 1.37m)



Newcastle City Council: 0191 278 8787

EPC Rating: C

Council Tax Band: C

Chillingham Road Primary School: 0.5 miles

Ravenswood Primary School: 0.7 miles

Chillingham Road Metro Station: 1 mile

Newcastle Central Railway Station: 3.2 miles

Newcastle International Airport: 8.7 miles

*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.