

*Symonds
Taylor*

31 Armstrong Avenue, Heaton

Newcastle Upon Tyne

Offers Over **£425,000**



31 Armstrong Avenue

Heaton, Newcastle Upon Tyne

This impressive and larger style 3 storey terraced period family home is located on one of the most sought after streets in Heaton offering great versatility, generous room sizes, many original features and high ceilings which will appeal to a wide range of regional and national buyers.

Accommodation comprises:

Ground floor: Entrance vestibule, hallway, cloakroom/wc, sitting room, family room, dining kitchen.

First floor: Landing, bedroom2, bedroom 3, bedroom 4, family bathroom.

Second floor: Landing, principal bedroom, ensuite shower room.

Outside: Front town garden, rear west facing courtyard, garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





31 ARMSTRONG AVENUE, HEATON, NE6 5RD

APPROXIMATE GROSS INTERNAL AREA 175 SQ M 1884 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All measurements and fixtures including doors and windows are approximate and should be independently verified.





Symonds Taylor

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All descriptions, plans or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you.