



Eighth Avenue Heaton

- Upper Tyneside flat
- Needs updating
- No upper chain
- Double Glazing
- Peppercorn Leasehold
- Council Tax band A
- EPC rating E

£ 152,000



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Eighth Avenue

Heaton

PROPERTY DESCRIPTION

This spacious, first floor flat on Eighth Avenue, Heaton, is ideally situated for access to Chillingham Road, local shops and public transport. Benefiting from Gas Central Heating and double glazing, however this property would benefit from updating. The accommodation comprises: entrance hallway with stairs leading to the first floor, lounge leading to the modern fitted kitchen, three bedrooms and a bathroom/w.c. Stairs leading to the second floor with access to a further 2 loft rooms. There is a town garden to the front.

Entrance Hall

Entrance door, Staircase to first floor.

Lounge – 10'11 x 13'6 max (3.33m x 4.12m max)

Double glazed window to the rear, radiator.

Kitchen – 11'4 x 7'9 (3.45m x 2.36m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for auto washer, wall mounted central heating boiler, double glazed window to the rear, door to the rear yard.

Bedroom 1 - 11'2 max x 11'7 (3.40m max x 3.53m)

Double glazed window to the front, radiator

Bedroom 2 - 11'1 max x 14'10 (3.38 max x 4.52m)

Double glazed window to the front

Bedroom 3 – 10'5 x 7'9 max (3.18m x 2.36m max)

Double glazed window to the rear, radiator.

Bathroom/w.c

White 3 piece suite comprising panelled bath with electric shower over, wash hand basin, low level w.c, double glazed frosted window to the side.

Loft room 1 – 9'1 narrow to 5'10 x 22'3 (2.77m narrow to 1.79m x 6.78m)

Two Velux window

Loft room 2 – 20'4 narrow to 11'1 x 9'2 narrow to 5'6, L shape (6.20m narrow to 3.38m x 2.79m narrow to 1.68m, L shape)

Two Velux window, radiator.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS - GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

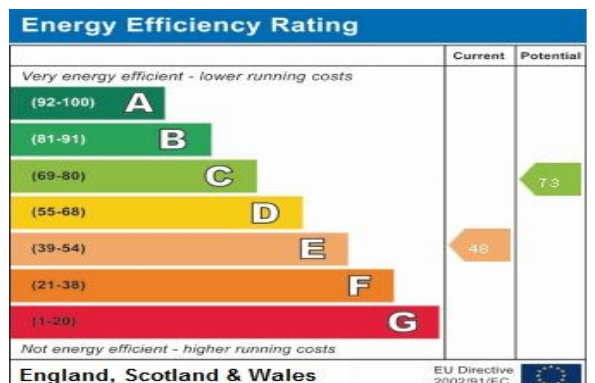
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Peppercorn Leasehold - 999 years from 25 March 1985 (960 years remaining)

COUNCIL TAX BAND: A

EPC RATING: E

JR00004147.MJ.KC.22/01/24.V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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