



## Shaftesbury Grove Heaton

- Semi detached upper flat
- Three bedrooms
- Backing onto Heaton Park
- Leasehold - 999 years from 20 August 1987
- Peppercorn ground rent
- Council tax band A
- EPC rating D

**Offers in excess of £180,000**



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# Shaftesbury Grove

## Heaton

Welcome to this charming semi-detached flat, available for purchase in a desirable neighbourhood. This neutrally decorated property is perfect for buyers looking for a place to call home.

The property boasts a fantastic layout with three bedrooms. The first two bedrooms are both doubles; the master features a bay window, letting in plenty of natural light. The third bedroom is a cosy single, perfect for a guest room or home office.

The heart of the home is definitely the kitchen, which comes complete with marble countertops and integrated appliances - making it a dream for any home chef. Adjacent to it, you'll find a spacious reception room, ideal for hosting family gatherings or relaxing evenings in.

The bathroom features a luxury spa bath, perfect for unwinding after a long day. There's also the added benefit of being in council tax band A and having an EPC rating of D.

One of the unique features of this property is its rear garden which backs onto Heaton Park. It's a wonderful space for barbecues, gardening, or just enjoying the sunshine.

Located in an area with excellent public transport links, local amenities, and nearby parks, everything you need is right at your doorstep.

This semi-detached flat is neutrally decorated throughout, ready for you to put your own stamp on it. Come and see for yourself the charming features this property has to offer.

### ENTRANCE

Double glazed entrance door, staircase to first floor.

### KITCHEN – 11'11 x 9'0 (3.63m x 2.74m)

Fitted with wall and base units, integrated fridge/freezer, dishwasher, washing machine, gas oven, gas hob, extractor fan, double glazed window and door to rear stairs, walk in cupboard.

### LOUNGE – 11'4 x 15'2 (3.46m x 4.61m)

Double glazed bay window, coving to ceiling, double radiator, two alcoves, wooden fireplace with living flame gas fire.

### BEDROOM 1 – 13'9 into bay x 10'4 (4.20m into bay x 3.16m)

Double glazed bay window to rear, double radiator.

### BEDROOM 2 – 12'11 x 9'5 (3.95m x 2.88m)

Double glazed window to the front, double radiator, walk in cupboard.

### BEDROOM 3 – 9'7 x 6'9 (2.93m x 2.07m)

Double glazed window to the front, double radiator.

### BATHROOM/WC

3 piece suite comprising; pedestal wash hand basin, low level w.c, panelled spa bath with mains fed shower over, heated towel rail cupboard housing central heating boiler.

### REAR GARDEN

Laid mainly to lawn, trees, flowers and shrubs.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

### 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.

- Leasehold - 999 years from 20 August 1987 - 962 years remaining
- Peppercorn ground rent

### COUNCIL TAX BAND: A

### EPC RATING: D

JR00004241.MJ.KC.13/09/24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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**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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