

## Offers Over £149,950 Addycombe Terrace, Heaton, NE6



- Upper flat
- No chain
- Smaller sized bathroom
- Private rear yard with roller door
- Double glazing
- New roof covering in 2009
- Off street parking
- Smaller sized kitchen
- Lovely area

**\*\*\*DUE TO THE HIGH LEVEL OF INTEREST THE SELLER IS NO LONGER ABLE TO ACCEPT NEW VIEWINGS AT THIS TIME. IF YOU WOULD LIKE YOUR DETAILS TO BE REGISTERED ON THE RESERVE LIST PLEASE LET US KNOW\*\*\***

Introducing this light and airy upper flat which is located in a sought-after part of Heaton within easy reach of local cafes, shops and restaurants. The flat has gas central heating, double glazing and an attractive rear yard complete with electric

roller door for easy access. The rooms are well decorated and ideal for those who would be happy with a smaller sized kitchen and bathroom. The flat was re-roofed in 2009. Heaton is favoured by a wide range of buyers and offers easy access to both Newcastle and The Coast via road, or public transport. Council tax band A, energy rating D, Leasehold with 963 years. No ground rent/peppercorn. No Chain.

# Addycombe Terrace, Heaton, NE6

## Lobby

Stairs to first floor

## First floor landing

With radiator.

## Bedroom one

With bay window and radiator.

## Bedroom two

With radiator.

## Living room/dining room

With two radiators. Fireplace with gas fire and back boiler for central heating.

## Kitchen

A smaller sized functional kitchen with fitted units, electric hob, and electric oven (not currently working). Plumbed for washer.

## Smaller sized bathroom

With radiator. White suite with shower over bath, wash basin and w.c.

## Rear door to :

## Outside space

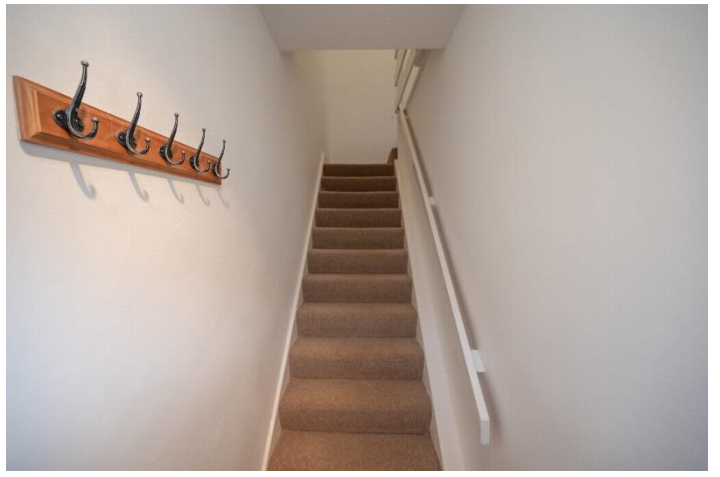
Private enclosed patio yard to rear with remote electric roller door for easy access.

## Utilities

The flat has main gas, water, and electricity. The area is well served by a choice of fibre broadband providers. The area is not known to be a mobile drop out zone but this must be checked by a personal visit prior to exchange of contracts. Mining Newcastle has a rich mining heritage and whilst this property is not known to be affected by historical mine workings, this must be checked by your solicitor via a mining search before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

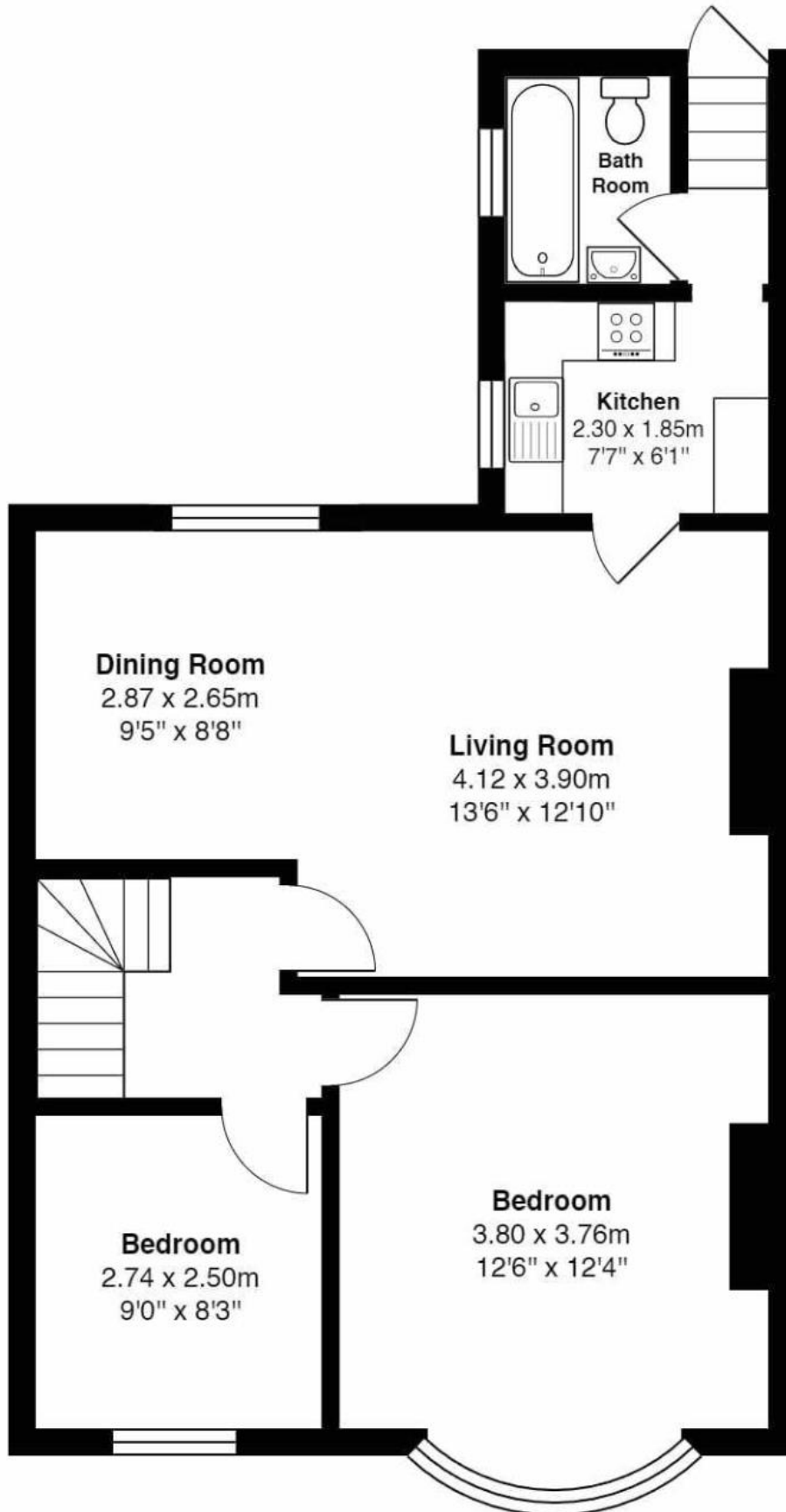








# 112 Addycombe Terrace



Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:  
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.