

Asking price of £159,950

Bosworth Gardens, Heaton, NE6



- Lower garden flat
- Double glazing
- Superbly fitted kitchen
- Patio garden to front
- Recently replaced front and back doors
- Modern white bathroom
- Patio garden to rear
- Good decor
- New boiler approx 2 years ago

Check out this lovely ground floor garden flat in the popular Bosworth Gardens, Heaton. It's been recently upgraded with a beautifully fitted kitchen, new front and rear exterior doors, and a gas combi boiler that was replaced about two years ago. Located on a no-through road, it still offers great access to local bus services heading into Newcastle and the coast. Plus, you're within easy reach of the Iris Brickfield Nature Park and the vibrant shops and cafes on Chillingham Road. The flat is in council tax band A, has an energy rating of C, and is leasehold with an excellent 967 years left.

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Composite double glazed front door

Hallway

With radiator and cupboard with space for tumble drier.

Bedroom one (front)

With radiator.

Bedroom two (rear)

With radiator and view into patio garden

Living room

With radiator, view into patio garden.

Kitchen

Superbly re fitted to include gas hob and electric oven with extractor hood above. Plumbed for washer. Cupboard with Baxi gas boiler, fitted approx 2 years ago. Stylish tall radiator in dark grey.

Bathroom

With chrome towel radiator. White suite with shower over bath.

Outside space

Gravelled patio garden to front. Low maintenance patio garden to the rear with one integrated store cupboard.

Mining

Heaton has a rich mining heritage and your conveyancer should carry out the relevant mining search prior to exchange of contracts.

Utilities

Mains broadband, gas, water, drainage and electricity are all connected. The property is not known to be a mobile drop zone but this should be checked when viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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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.

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