

Offers in the region of £165,000

Danby Gardens, Heaton, NE6



- Gas combi heating
- Private rear garden
- Convenient for local buses
- Double glazing
- Ready for refurbishment
- Excellent natural light
- No chain
- Good sized rooms
- Ideal first buy

This upper 1930's flat is offered with a 991 year lease with no ground rent payable. The property has gas combi heating, double glazing and cavity wall insulation. The good sized rooms offer excellent natural light and the property features a private rear garden. The Iris Brickfield park is only a short walk away, and there are local bus services into Newcastle city centre running nearby. The property is ready for updating and refurbishment to suit personal taste, but with three good sized bedrooms, we are expecting this to be a popular option for first time buyer who wish to put their own stamp on their new home. Council tax band A. No chain. Energy rating C.

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Lobby

First floor landing

Bedroom one (front)

Bedroom two (rear)

Bedroom three (front)

Living room (rear)

Kitchen

Shower room

Outside

Private garden to rear. Understairs storage cupboard.

Services and mining

Mains water, gas, electricity and drainage are all connected. The area has a choice of high-speed broadband. The flat is not known to be a mobile drop zone but this must be checked on viewing. The location has historical mining and although not known to be affected, your solicitor must confirm this prior to exchange of contracts.

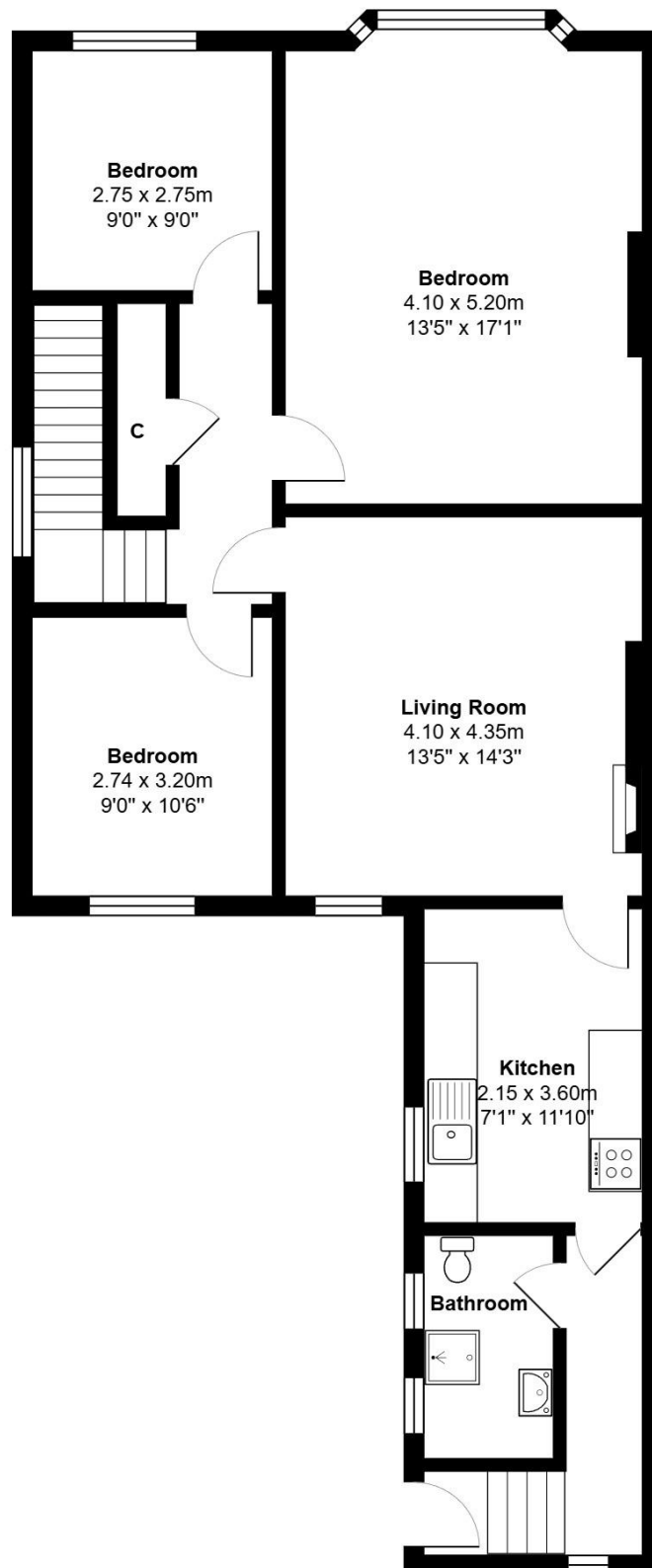
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







Danby Gardens



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.

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