





- Investment Opportunity
- Off Street Parking
- Ample Storage
- Close To Local Amenities
- Video Tour Available
- Two Tyneside Flats
- Private Yards
- No Onward Chain
- Good Transport Links
- MUST BE VIEWED





\*\* Video Tour on our YouTube Channel | <https://youtu.be/toRf0DjmrRc> \*\*

Jan Forster Estates are delighted to bring to the market this unique opportunity to purchase two fantastic Tyneside flats on the highly sought after Sackville Road in Heaton. The properties are freehold and are offered as a pair. Ideal for investors, the properties are in need of refurbishment and are being sold with no onward chain.

The flats are conveniently located for access to a variety of local amenities such as shops, schools, activity centres, and more. The location also offers easy access to public transport facilities, including the Metro service and local bus routes, providing quick journeys into Newcastle city centre and surrounding areas.

The ground floor property briefly comprises:- entrance hallway, two bedrooms, lounge with bay window and feature fireplace, dining room with storage cupboard, kitchen, and a three piece bathroom WC. Externally there is a private yard to the rear which benefits from a car port providing off street parking for a single vehicle.

The first floor property briefly comprises:- entrance hallway, four bedrooms; the main with bay window, lounge with storage cupboard, kitchen with fitted wall and floor units, and a three piece bathroom WC. Externally there is another private yard to the rear which again benefits from a car port providing off street parking for a single vehicle.

The properties further benefits from double glazing and ample storage throughout. The ground floor is warmed with electric heating and first floor is gas central heating.

Viewings come highly recommended with this property. To book yours or for more information please call our High Heaton sales team on 0191 270 1122.

#### Tenure

The agent understands the properties to be under one freehold title. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*





- Ground Floor Lounge 18'4" x 10'11" (5.61 x 3.33)
- Ground Floor Kitchen 7'11" x 8'4" (2.42 x 2.56)
- Ground Floor Dining Room 13'3" x 14'7" (4.06 x 4.45)
- Ground Floor Bedroom One 13'5" x 10'3" (4.09 x 3.13)
- Ground Floor Bedroom Two 12'0" x 7'0" (3.67 x 2.14)
- First Floor Lounge 14'1" x 14'6" (4.30 x 4.44)
- First Floor Kitchen 8'3" x 8'3" (2.54 x 2.53)
- First Floor Bedroom One 10'4" x 18'4" (3.16 x 5.60)
- First Floor Bedroom Two 14'2" x 10'3" (4.32 x 3.13)
- First Floor Bedroom Three 10'4" x 7'0" (3.17 x 2.14)
- First Floor Bedroom Four 10'4" x 7'1" (3.16 x 2.17)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## The difference between house and home

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