





- Popular Location
- Three Bedrooms
- Good Transport Links Nearby
- Driveway and Rear Garden
- Council Tax Band *A*
- No Upper Chain
- Close to Local Amenities
- In Need Of Modernisation
- Freehold
- Call For More Information





BEST AND FINAL OFFERS TUESDAY 28TH MAY BY 12 NOON

** Video Tour on our YouTube Channel | <https://youtu.be/dcDEJq2-064> **

Offered for sale with the benefit of no upper chain, this spacious, three-bedroom mid terrace property is in need of some cosmetic updating and will appeal to a variety of buyers.

The flat is positioned in a great location for access the Coast Road and local shops in High Heaton. Local amenities including a supermarket, gym, and Paddy Freemans Park are also within walking distance. Newcastle City Centre is within easy commuting distance.

Internally the property briefly comprises to the ground floor: - entrance porch, spacious lounge with box bay window, kitchen with fitted units and breakfast bar, ground floor WC and a rear porch leading to garden. To the first floor there are three good-sized bedrooms and a family bathroom WC. The property further benefits from double glazing.

Externally, there is a driveway to the front for off street parking and there is also a garden to the rear.

For more information and to book your viewing please call our Heaton team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.

The owner is a relative of employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.





Lounge 18'4" x 13'6" (5.61 x 4.14)

Kitchen 9'1" x 14'7" (2.77 x 4.45)

Bedroom One 9'11" x 13'0" (3.03 x 3.98)

Bedroom Two 9'3" x 11'1" (2.84 x 3.40)

Bedroom Three 9'10" x 7'1" (3.01 x 2.18)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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