







- Two Bedrooms
- Off Street Parking
- Ideal First Time Buy
- Council Tax Band \*A\*
- Call For More Information
- First Floor
- Close To Amenities
- Leasehold
- Spacious Breakfasting Kitchen







We offer for sale this two bedroom upper flat located in a popular part of High Heaton.

The property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

Briefly comprising: - stairs to landing with doors off to the lounge, modern spacious kitchen/diner, two bedrooms and a family bathroom WC. The property benefits from gas central heating and double glazing. Externally there is a paved garden to the front for off street parking.

Viewings are highly recommended to appreciate the accommodation on offer. For more information please call our Heaton branch on 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*.






Lounge 14'8" x 14'10" (4.48 x 4.54)

Kitchen 12'7" x 12'5" (3.86 x 3.80)

Bedroom One 13'6" x 11'5" (4.13 x 3.49)

Bedroom Two 11'10" x 9'10" (3.63 x 3.01)

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>		
(55-68) <b>D</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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