





6



1



2

- Six Double Bedrooms
- Spacious Accommodation
- Great Transport Links
- Leasehold Property
- Viewing Recommended
- Upper Maisonette
- Local Amenities Nearby
- Investment Opportunity
- Council Tax Band *A*
- Call For More Information





We welcome to the market this spacious six bedroom upper maisonette flat situated on Simonside Terrace in the highly desirable area in Heaton. The property is currently tenanted under an HMO license.

The property is positioned close to local amenities around Chillingham Road and also Newcastle Shopping Park, along with access to well-regarded schools and excellent travel links, with Newcastle city centre only a short commute away.

Briefly comprising to the first floor:- bright and airy lounge, kitchen with fitted wall and floor units, three piece shower room, and three double bedrooms. To the second floor, there are a further three double bedrooms, a separate WC, and another three piece shower room. Externally there is a spacious shared yard to the rear. The property also boasts gas central heating, ample storage, and double glazing.

This property is an ideal investment opportunity and early viewings come highly recommended. Further tenancy information is available upon request. For more information please call our High Heaton office on 0191 270 1122.

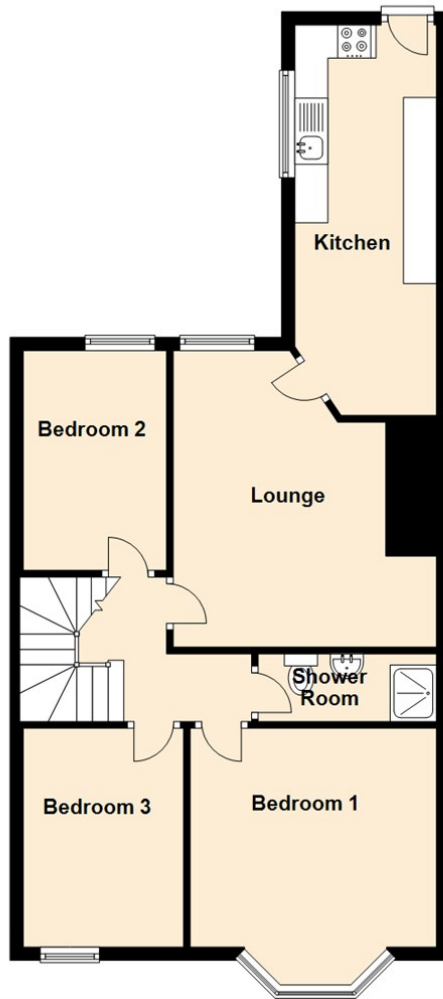
Tenure

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

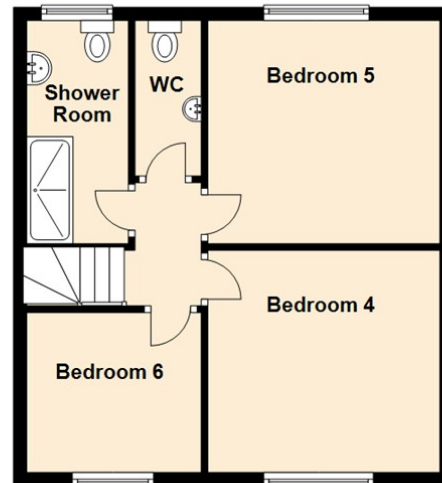
Council Tax band *A*



First Floor



Second Floor



Lounge 11'3" x 14'8" (3.44 x 4.48)

Kitchen 15'11" x 7'10" (4.86 x 2.39)

Bedroom One 12'9" x 9'6" (3.91 x 2.90)

Bedroom Two 10'11" x 10'7" (3.35 x 3.25)

Bedroom Three 9'11" x 10'9" (3.03 x 3.29)

Bedroom Four 8'9" x 12'3" (2.69 x 3.75)

Bedroom Five 10'5" x 11'7" (3.18 x 3.54)

Bedroom Six 10'0" x 9'1" (3.07 x 2.77)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(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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