

## Offers Over £200,000

### Rokeby Terrace, Heaton, NE6



- 1930's upper flat
- Gas combi heating
- Lovely bathroom with showerbath
- Very sought after street
- Southerly patio yard
- Good sized kitchen
- Double glazed windows
- Clean modern decor
- No chain

Rokeby Terrace is one of Heaton's most sought-after streets and although close to local amenities, is one of the few which are not immediately accessed from Chillingham Road. With the Iris Brickfield nature park only a few minutes' walk, as well as having local cafes and coffee shops nearby, this light and airy upper flat offers some lovely 1930's features blended with clean modern decor, ready for a new owner to personalise. The property has a southerly rear yard, which is private and has storage space included. No chain. Council tax band A. Energy rating C. Tyneside lease with 988 years.

# Rokeby Terrace, Heaton, NE6

## Original front door

With beautiful stained glass.

## First floor landing

With cupboard

## Bedroom one

With fireplace, radiator and bay window.

## Bedroom two

With radiator.

## Bedroom three

Radiator.

## Living room

With radiator, alcove shelving and beautiful original cupboard with stunning leaded and stained glass.

## Kitchen

With fitted units, wood block work tops, sink unit, plumbed for washer. Gas combi boiler.

## Bathroom

Radiator. Beautifully re-fitted to include shower bath with circular screen.

## Rear stairs to :

## Patio yard

With undertairs storage and two further outside stores. Southerly aspect.

## Floor plan and measurements

These are provided for guidance only and may not be 100% accurate nor to scale.

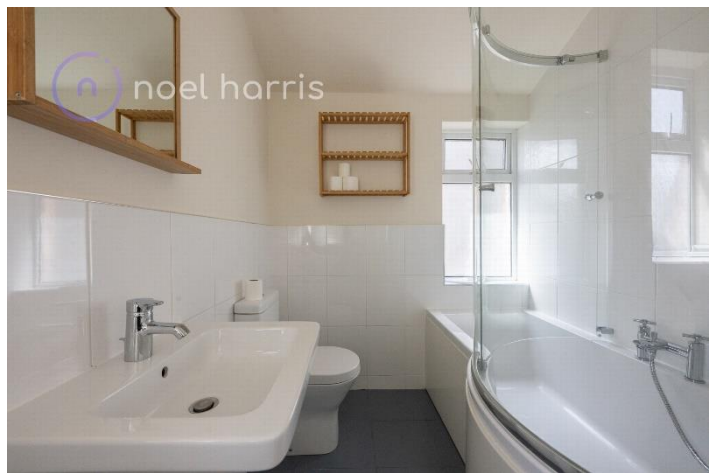
## Utilities and mining

The North East has a rich mining heritage and your solicitor will need to carry out the appropriate mining searches before exchange of contracts. Main gas, water, electricity, drainage and sewerage all are connected. The area is served by superfast broadband options. The flat is not known to be a mobile drop zone but this should be checked when viewing.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

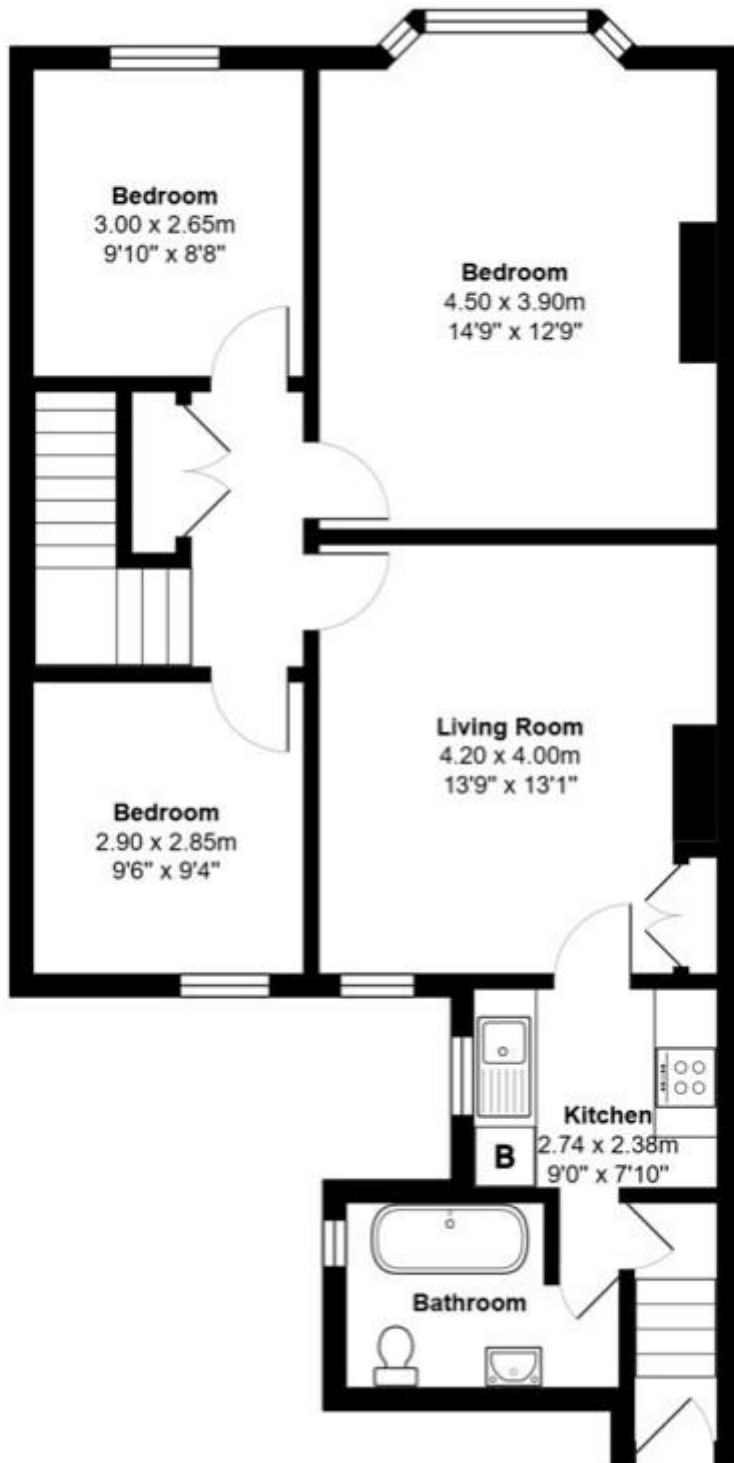








# Rokeby Terrace



## 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

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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.