

# DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



## 67 Guelder Road

, Newcastle Upon Tyne, NE7 7PP

Offers Around £150,000



Located in the area of Heaton, Newcastle Upon Tyne, this charming upstairs flat on Guelder Road presents an excellent opportunity for both personal use and investment. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals.

The flat features a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The property is in very good condition, ensuring that you can move in with ease and enjoy your new home from day one. The bathroom is conveniently located, catering to the needs of modern living.

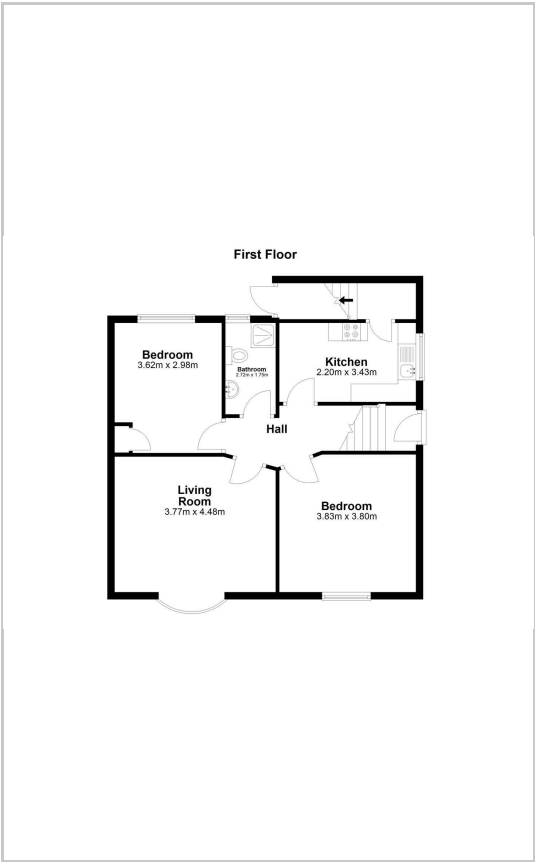
Heaton is known for its lively community atmosphere, with an array of local amenities, parks, and excellent transport links to the city centre, making it a desirable location for residents. Whether you are looking to make this your own home or seeking a promising investment opportunity, this property offers a blend of comfort and convenience in a sought-after area.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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