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MELDON TERRACE, HEATON, NE6

Offers Over £185,000

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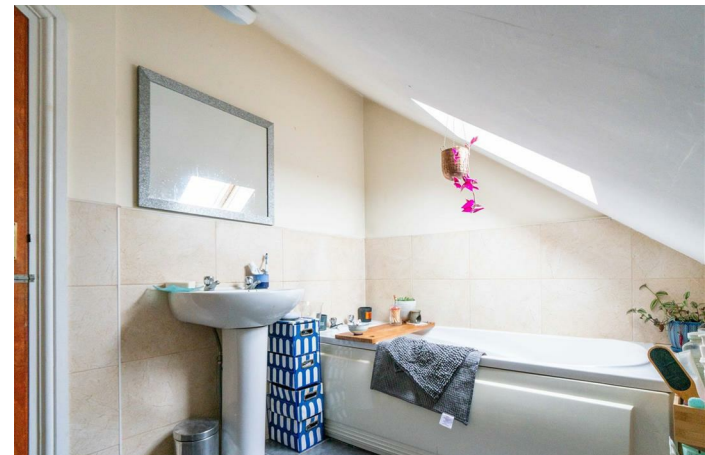
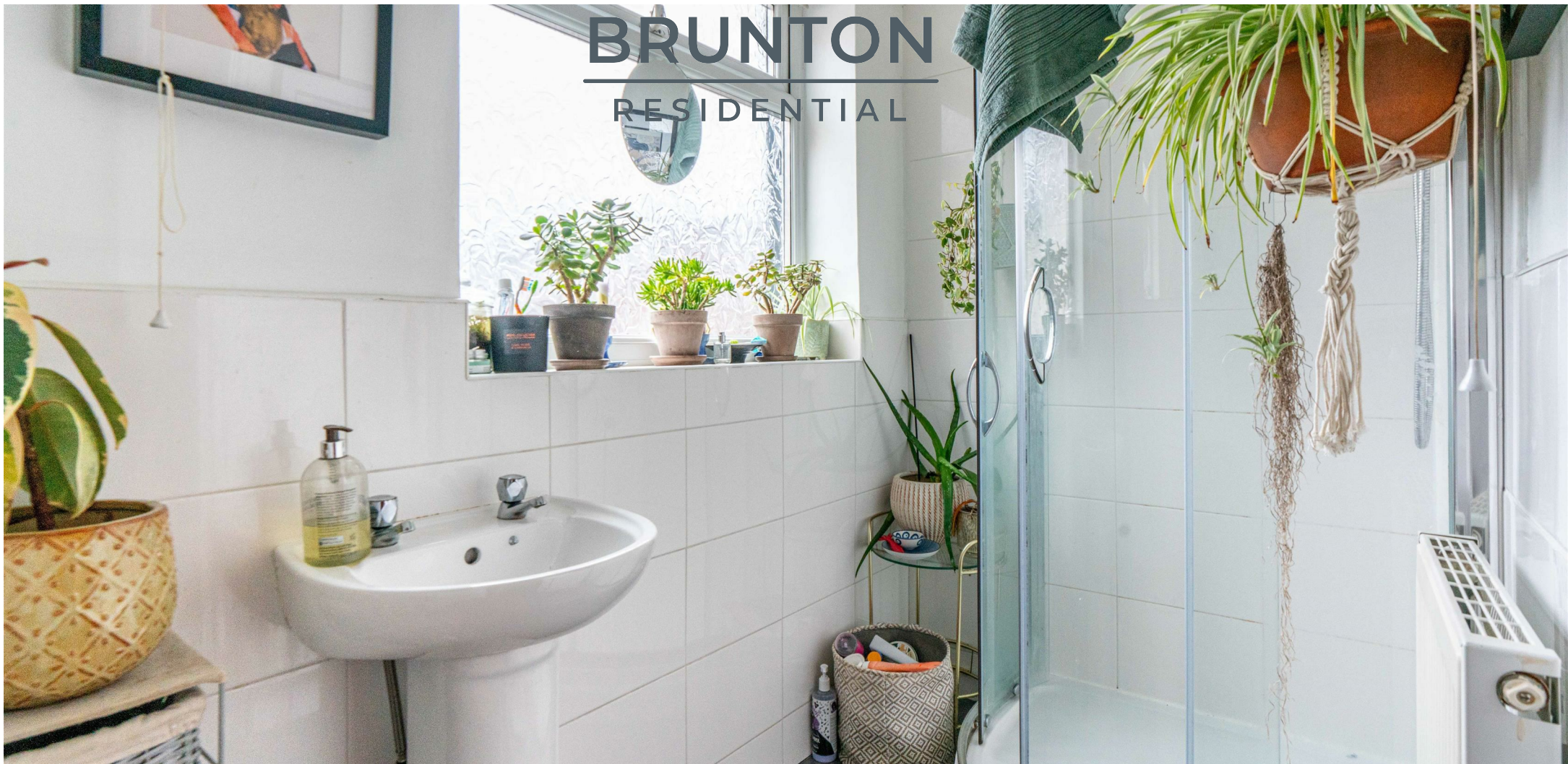
Well presented four-bedroom mid-terrace offering characterful accommodation arranged across three floors on Meldon Terrace, Heaton, Newcastle Upon Tyne.

The property benefits from a generous and flexible layout, with a character living room featuring a cast iron fireplace, a fitted kitchen with integrated appliances, and a shower room all on the first floor. The second floor provides a particularly spacious main bedroom with a vaulted ceiling and four Velux windows, alongside a family bathroom with a skylight. To the rear, there is a low-maintenance garden area.

Situated on Meldon Terrace within the popular and well-connected Heaton area of Newcastle Upon Tyne, the property is within easy reach of the shops, cafes, and everyday amenities along Heaton Road. The area is well served by regular bus routes providing direct access into Newcastle city centre, and the nearby A1058 Coast Road offers convenient road links to the wider region. A number of well-regarded local schools are within comfortable reach, and the vibrant Chillingham Road offers a further range of independent shops and eateries. The property would suit first-time buyers, young professionals, and families looking for well-proportioned accommodation in an established residential area.

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The internal accommodation comprises: an entrance hallway on the ground floor with stairs leading up to the first floor landing, which gives access to three bedrooms, the living room, the kitchen, and a rear lobby area.

The living room is positioned to the rear of the first floor and features a characterful cast iron fireplace with a decorative tiled inset, giving the room a pleasing period feel. The layout flows naturally from here through to the kitchen, which is fitted with a range of wall and base units with dark worktops, a gas hob, an integrated oven, and plumbing in place for appliances. The kitchen benefits from a large window, allowing good natural light throughout. A rear lobby area leads off the kitchen, providing access to the exterior and to the shower room, which is partially tiled and comprises a convenient WC, a pedestal wash basin, and a shower enclosure.

The first floor also provides three bedrooms. To the front, a well-proportioned double bedroom benefits from a bay window and offers flexibility as a sitting room or dining space if preferred. Two further single rooms are also accessible from the landing, both suitable for use as a child's room, nursery, or home office.

On the second floor, the landing has a Velux window and gives access to the main bedroom and the family bathroom. The main bedroom is a generously proportioned room with a vaulted ceiling and four Velux windows. The family bathroom comprises a panel bath, a pedestal wash basin, and a convenient WC, with a skylight above.

Externally, the rear, there is a low-maintenance garden area, ideal for those seeking an outdoor space with minimal upkeep.



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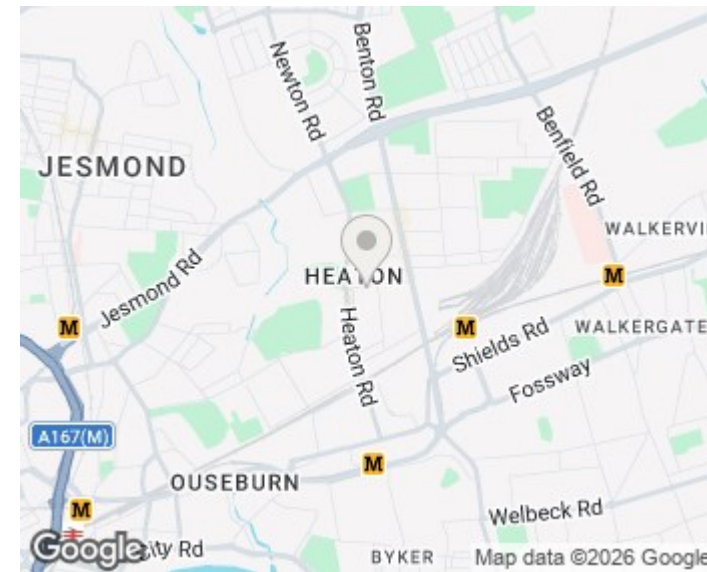
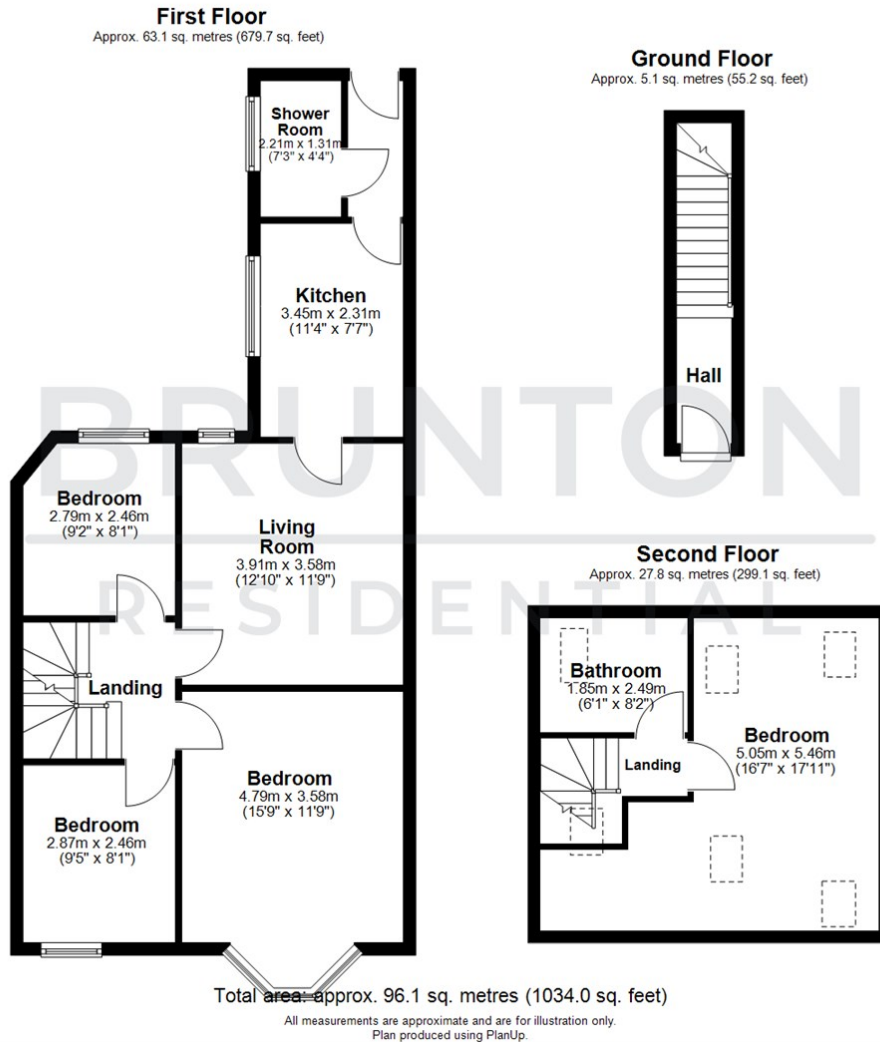
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	