



Alexander Hudson Estates

Sales Particulars

Alexander Hudson Estates

Second Avenue, NE6



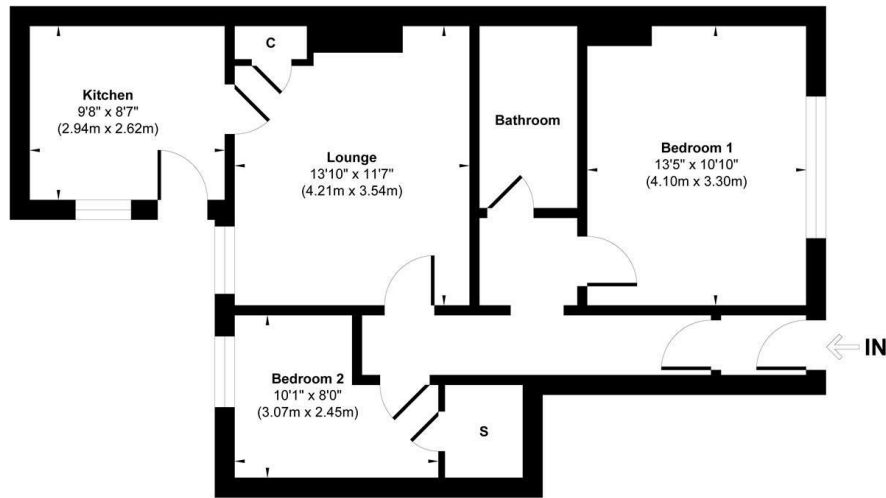
The Property

Alexander Hudson Estates are delighted to welcome to the market this delightful ground floor Tyneside flat offers a perfect blend of character and modern living. The property boasts generous well-designed accommodation and is well positioned for access to Ideally positioned in the heart of Heaton, within walking distance of Chillingham Road, Heaton Park and Jesmond Dene

Entrance Hallway gives access to all main accommodation including a spacious lounge that serves as the heart of the home, providing a comfortable area for relaxation and entertaining. Fitted kitchen equipped with integrated appliances. The flat features a double bedroom with a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. Additionally, there is a second good sized bedroom, perfect for guests, a child, or even as a home office. The bathroom is thoughtfully designed, featuring an over-bath shower, which adds practicality to the space. The property has a rear yard, with an access gate to the rear lane, offering a private outdoor area for enjoying fresh air or hosting small gatherings.

Heaton is a popular residential of Newcastle, known for its vibrant community atmosphere, attractive period housing and excellent access to the city centre. The area is particularly popular with young professionals, students and first-time buyers due to its mix of Victorian terraces, Tyneside flats and independent cafés, bars and shops centred around Heaton Road and Chillingham Road. Heaton offers a lively but relaxed feel, combining a strong local identity with a creative and social environment. The area benefits from excellent transport links, including nearby Metro stations and regular bus services, with Newcastle city centre within easy reach.

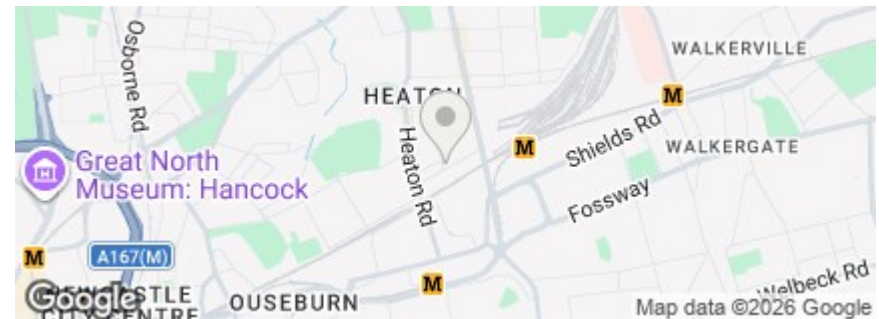
Freehold
Council Tax: A
EPC Rating: 55



Ground Floor
Approximate Floor Area
700 sq.ft
(65.00 sq.m)

Approx. Gross Internal Floor Area 647 sq. ft / 60.15 sq. m

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