

Offers Over £170,000 Birchwood Avenue, High Heaton, NE7



- Upper flat
- Double glazing
- Ideal first buy
- Highly sought after street
- Westerly rear garden
- Lovely walks and cycle routes nearby
- Gas combi heating
- Summerhouse
- Close to Sainsburys and the Gym

First time buyers will be pleased with the size of the rooms in this spacious upper flat. Built in the 1930's, this flat has a lovely character and style, and features a westerly rear garden with summerhouse. The flat has gas combi heating, double glazing, and will make someone a lovely home in a lovely area. The location is within easy reach of public transport and there are bridlepaths nearby which are enjoyed by dog walkers, cyclists and commuters alike. Early viewing is advised as these flats are very popular. Leasehold with 972 years.

Birchwood Avenue, High Heaton, NE7

Lobby with stairs to first floor

First floor landing

With access to loft

Living room

With bay window, radiator, built in alcove cupboard and shelving.

Bedroom one

Radiator. Integrated wardrobe. Further storage cupboard.

Bedroom two

Radiator.

Bathroom

With radiator. White bath with shower and screen over, wash basin and w.c.

Kitchen

Radiator. Fitted units. Built in gas hob and electric oven. Plumbed for washer. Gas boiler. Door to :

Inner rear staircase

Leading down to rear door to garden

Outside


Garden to front Westerly rear garden with summerhouse.

Utilities

Main services are all connected. The are has high speed broadband. The location is not known to be a mobile drop zone but this should be checked when viewing.

Mining

The property is not known to be affected by mining but due to the rich mining heritage of the North East your solicitor should conduct the relevant checks prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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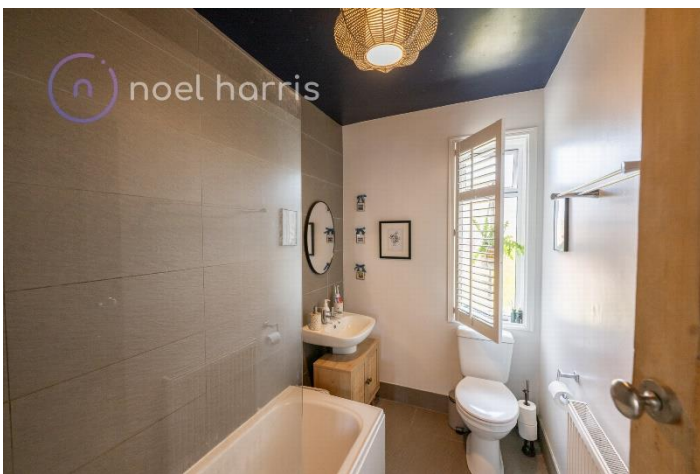
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**FLOOR PLAN
COMING SOON**



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.