



Trading Places

Coastal and Country Property Specialists



144 Heaton Park Road , Newcastle Upon Tyne, NE6 5NR

Trading Places are delighted to welcome to the market this well presented three bedroom, first floor apartment, situated in a popular vibrant location on Heaton Park Road.

The property is situated in the heart of the popular Heaton area, offering convenient access to a wide range of local amenities including independent shops, cafés, restaurants and supermarkets. Excellent transport links are close by, with regular bus services and nearby Metro stations, while the Coast Road provides easy access to Newcastle City Centre, the Coast and surrounding areas. Jesmond Dene is also within easy reach, offering attractive green space and walking routes.

The property briefly comprises: entrance with private hallway with staircase up to first floor, modern kitchen lounge, and three bedrooms; two of which have en-suites. Gas central heating and double glazing.

£170,000

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- Well Presented First Floor Apartment
- Open Plan Kitchen/Lounge
- Ideal Investment Opportunity
- Three Bedrooms
- Gas Central Heating
- Excellent Transport Links Including The Metro
- In The Heart Of Heaton
- Great Local Amenities

Entrance Porch

Entrance through hardwood door into porch area with further inner door leading to private entrance hallway.

Hallway

Spacious private hallway with stairs up to first floor.

Kitchen/Lounge

To the rear of the property is the spacious kitchen/lounge with double glazed bay window. Modern kitchen units with wall, base and draw units. Built in electric oven with gas hob, washing machine and freestanding fridge freezer. Space for dining table and snug. Door to WC.

Separate WC

Functional additional toilet with low level WC and wash basin.

Bedroom One

To the front of the property is a spacious bedroom, which could equally serve as an additional reception room if desired. Two double-glazed windows allow for plenty of natural light.

Bedroom Two

To the rear of the property is bedroom two with double glazed window and door leading to spacious en-suite.

En-Suite

Modern en-suite with corner shower enclosure with electric shower, low level WC and pedestal wash basin.

Bedroom Three

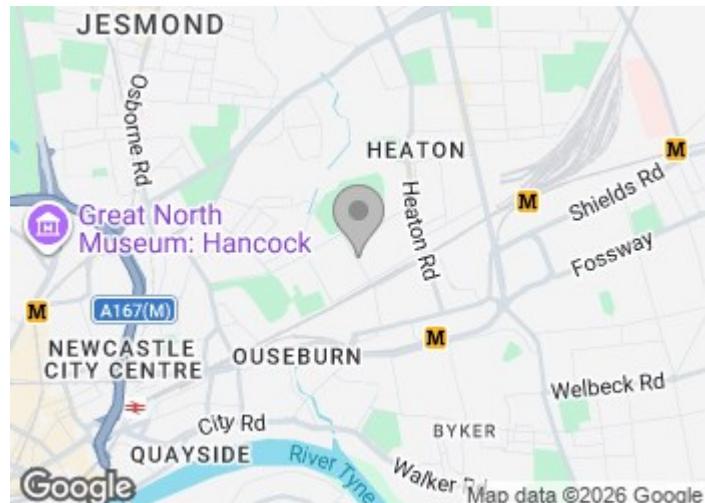
To the front of the property is bedroom three with the additional en-suite.

En-Suite

Modern en-suite with corner shower enclosure with electric shower, low level WC and wash basin.

Lease Details

Lease Term: 999 years from 1 January 2012



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
England & Wales		EU Directive 2002/91/EC

2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY

Tel: 0191 251 1189 Email: info@tp-property.co.uk

www.tp-property.co.uk

