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ADDYCOMBE TERRACE, HEATON, NE6

Offers Over £165,000

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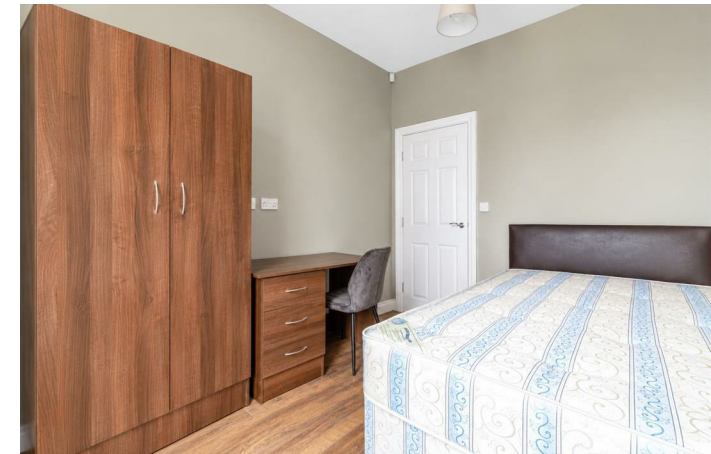
Two Bedroom Ground Floor 'Tyneside' Apartment Boasting Two Double Bedrooms, Including a Wonderful 16ft Principle Bedroom, 15ft Living Room, Kitchen with Access to Private Rear Yard plus Bathroom & Available with No Onward Chain!

This two bedroom ground floor 'Tyneside' apartment is perfectly positioned on Addycombe Terrace, Heaton. Addycombe Terrace, which is tucked just off from Chillingham Road, is ideally situated just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Positioned close to the Coast road and Chillingham Road Metro Station, providing excellent transport links to the city centre and throughout the region, Addycombe Terrace is also in close proximity to the delightful Heaton Park, providing direct access two lovely open green spaces. The property is also placed close to The Freeman Hospital, Iris Brickfield and outstanding local schooling.

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Accessed via a welcoming entrance hall, the accommodation is arranged entirely on the ground floor in a practical and well-considered layout.

From the hall, the principal bedroom, measuring an outstanding 13'1" x 16'5" comfortably accommodates a large double bed alongside freestanding furniture. The second bedroom, is equally well-proportioned and would make an ideal guest bedroom, nursery or home office.

The impressive living room, measuring a generous 15'9" x 14'3", is undoubtedly one of the standout features of the apartment, providing a wonderfully spacious and versatile space for everyday family living and entertaining alike.

To the rear of the property, the kitchen provides a practical and functional cooking space and is well equipped with a range of fitted wall and base units and benefits from with access to the private rear yard. The bathroom complete with three-piece suite, completes the accommodation and is positioned conveniently adjacent to the kitchen at the rear of the property.

Externally, the property benefits from a private enclosed rear yard, whilst to the front, a charming town garden.

Available with no onward chain, this fantastic two bedroom ground floor apartment simply demands an early inspection!



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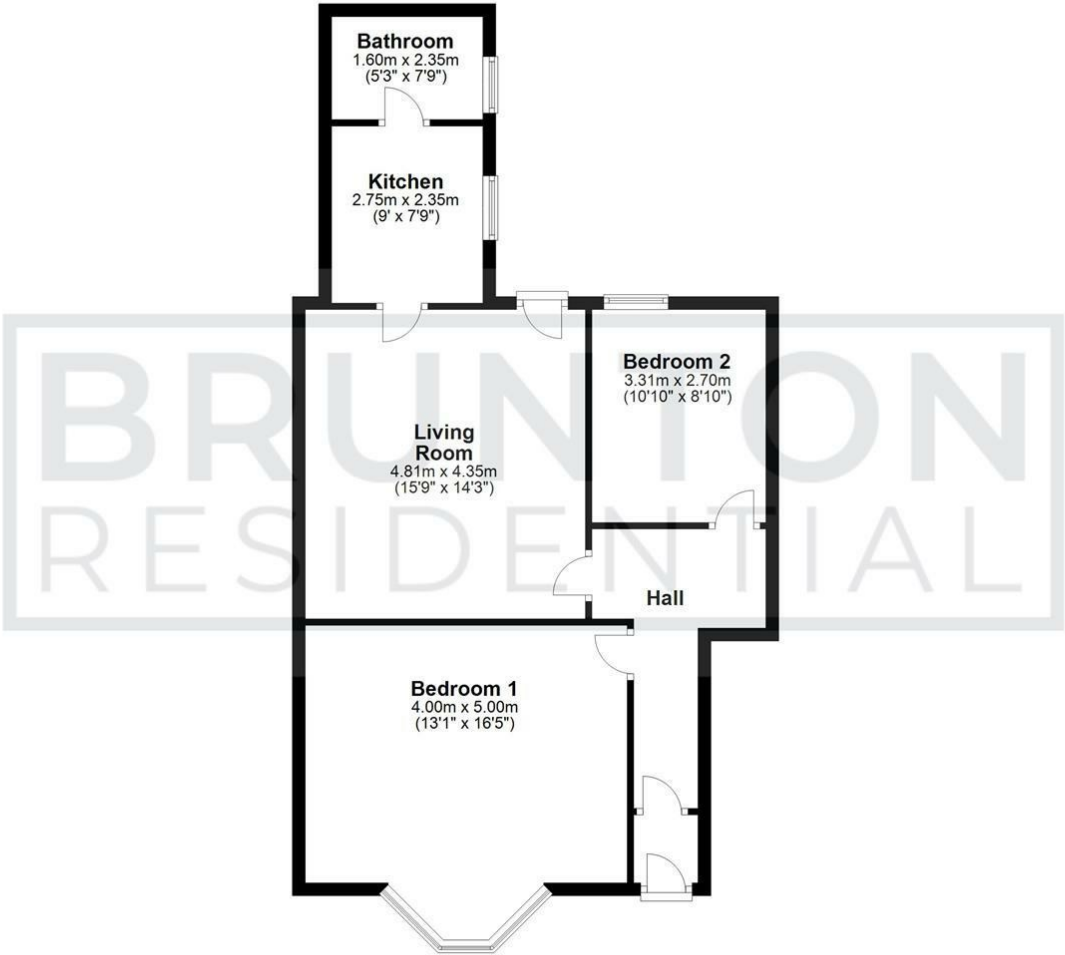
TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon Tyne

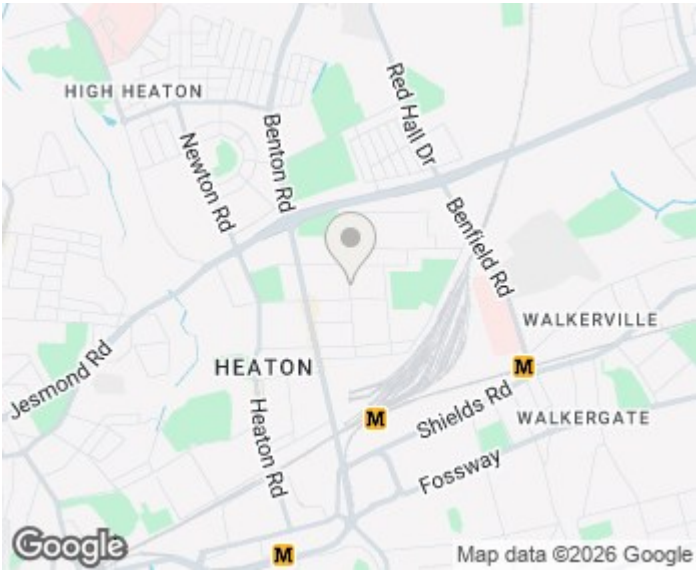
COUNCIL TAX BAND : A

EPC RATING : E

Ground Floor



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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	45	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		