



Addycombe Terrace, Heaton
Offers in excess of £185,000

**JACK
HARRISON
ESTATES**

STUNNING 2 BEDROOM GROUND FLOOR FLAT WITH GARDEN.
AN EARLY VIEWING COMES STRONGLY RECOMMENDED ON THIS
SIMPLY OUTSTANDING 2 BEDROOM GROUND FLOOR FLAT SITUATED
WITHIN THIS HIGHLY DESIRABLE POCKET OF HEATON.

Ideally positioned on Addycombe Terrace, the property overlooks
Ravenswood School playing fields to the rear and also enjoys an open
aspect to the front.

The exceptional accommodation comprises: entrance hall, lounge,
fitted breakfasting kitchen, 2 double bedrooms, master complete with
walk in wardrobe, and a luxury family bathroom/wc.

Additional benefits include gas central heating and UPVC double
glazing.

Externally, there is a shared front yard and garden to the rear.

Entrance hall: Double glazed entrance door, built in cupboard with
telephone point, oak flooring and radiator.

Lounge: 14'2 x 12'2 into alcoves: Double glazed window to the rear, log
burning stove, alcoves, picture rail, coving to the ceiling, carpet and a
double radiator.

Breakfasting kitchen: 12'8 x 8'1: Fitted with a range of wall and base
units, breakfast bar, integrated microwave, integrated dishwasher, built
in electric oven, built in gas hob, extractor hood, space for washing
machine, part tiled walls, combination boiler, radiator, LED spotlights,
double window to the side and a door with access to the decked
garden area.

Bedroom 1: 16'5 into bay x 13'5: Double glazed bay window to the
front, walk in wardrobe, coving to the ceiling, carpet and 2 radiators.

Bedroom 2: 10'6 x 8'0: Double glazed window to the rear, carpet,
telephone point, carpet and radiator.

Bathroom/wc: 5'2 x 7'10: White 3 piece suite comprising a paneled
bath with rainfall shower over, pedestal wash hand basin and low level
wc. LED spotlights, part tiled walls, tiled floor, heated towel rail,
extractor fan and a double glazed frosted window to the side.

Front garden: Paved.

Rear garden: Decked area, vegetable plot, and lockable storage shed
for bikes or garden equipment.



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