



Balmoral Terrace | Heaton | NE6 5YA

£180,000

A two-bedroom flat lower with no upper chain, set in a prime position in highly sought-after Heaton.

The flat offers a generous bay-fronted master bedroom or reception room depending on requirements with wood-style flooring, creating a bright and flexible space. The separate modern kitchen is fitted with contemporary units, integrated oven and hob, and wood-effect worktops, with space for further appliances and a door leading out to the rear. The bathroom is finished in neutral tiling and provides a white three-piece suite with shower over the bath. There is also a useful second bedroom which can be used as a study if desired.

Outside, there is a shared rear yard and to the front a private town garden, offering low-maintenance outdoor space.

Balmoral Terrace sits just a short walk from Chillingham Road, with its independent cafés, restaurants, bars and shops, as well as the popular Heaton Road and nearby Heaton Park for green space and walking routes.

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Two bedroom lower Tyneside flat

No upper chain

Contemporary kitchen

EPC C

Council Tax Band A

Leasehold - 999 years from 20 March 1992

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE:

Entrance door.

ENTRANCE HALLWAY:

Entrance door, understairs cupboard, meter cupboard, radiator.

LOUNGE: 13'5 (4.08m) into alcoves x 14'4 (4.35m)

Double glazed window to the rear, alcoves, wood mantle with period fireplace insert, double radiator.

KITCHEN: 11'9 (3.59m) x 8'11 (2.70m)

Fitted with a range of wall and base units, built in electric oven, built in electric hob, extractor hood, radiator, double glazed window to the side.

INNER HALL:

Built in cupboard housing central heating boiler.

BATHROOM/WC: 5'1 (1.54m) x 6'5 (1.95m)

White 3 piece suite comprising; panelled bath with tap fed shower over, pedestal wash hand basin, low level wc, radiator, double glazed frosted window to the side.

BEDROOM ONE: 17'7 (5.35m) into bay x 13'5 (4.07m) into alcoves

Double glazed bay window to front, alcoves, featured fireplace, double radiator.

BEDROOM TWO: 10'9 (3.29m) longest x 7'5 (2.26m) longest

Double glazed window to the rear, radiator.

EXTERNALLY:

Shared yard.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: A

EPC RATING: C

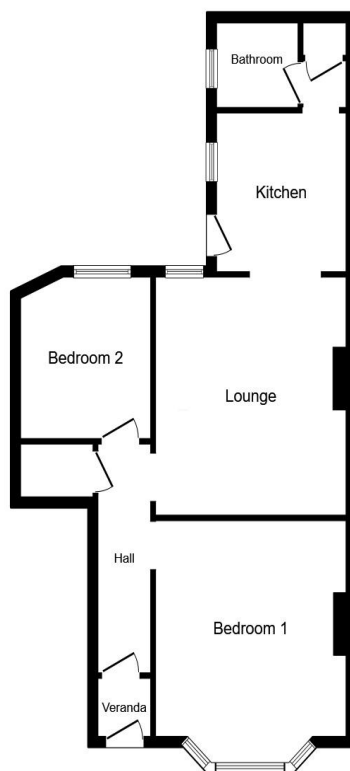
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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