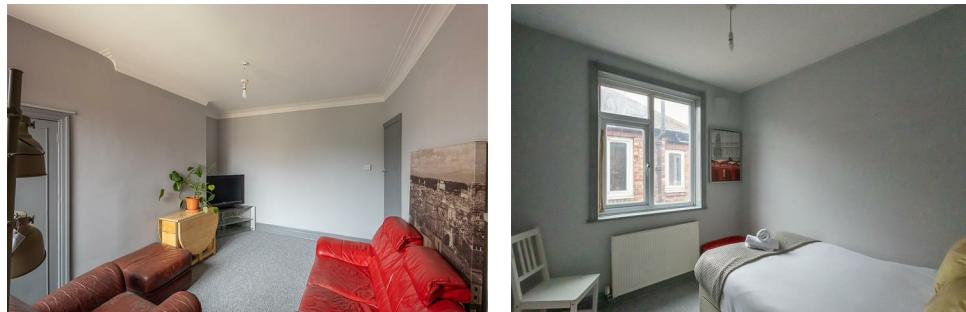




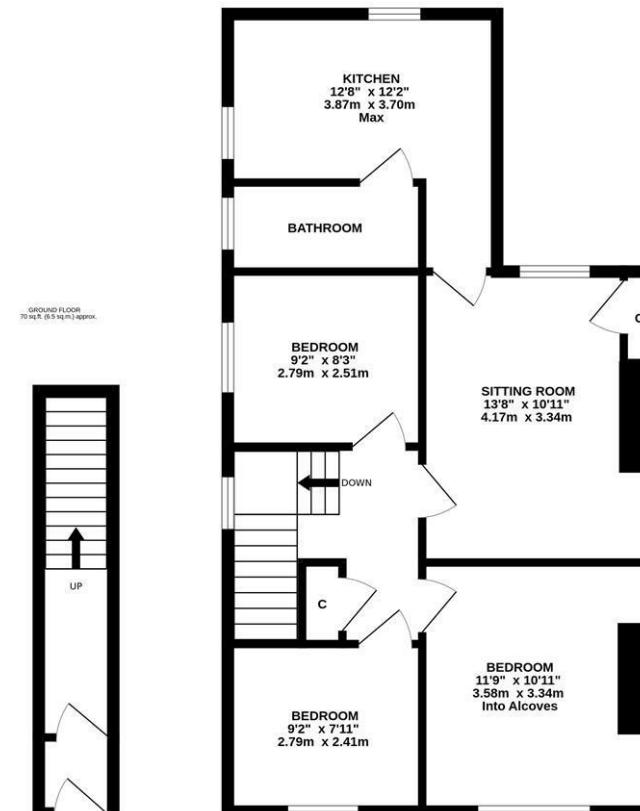
NO ONWARD CHAIN! This three bedroom first floor flat is ideally located on Marleen Avenue, Heaton. Marleen Avenue, tucked just off Rothbury Terrace, is ideally placed within Heaton with its countless cafe's, bars, restaurants and transport links and also benefits from a green aspect to the front.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing with storage cupboard; sitting room with part alcove storage; kitchen with fitted units and work surfaces together with dual aspect windows and spot lighting; bathroom with three piece suite; three bedrooms. Externally a shared rear garden laid mainly to lawn. With no onward chain, early viewings are advised.

Upper Floor Flat | 720 Sq ft (66.8m²) | Three Bedrooms | Sitting Room | Kitchen | Bathroom | Front & Rear Shared Rear Garden | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent - 992 Years Remaining | Council Tax Band A | EPC: Tbc



FIRST FLOOR
660 sq ft. (60.6 sq m) approx.



GROUND FLOOR
720 sq ft. (66.8 sq m) approx.

TOTAL FLOOR AREA: 720 sq ft. (66.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £165,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.