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WARTON TERRACE, HEATON, NE6

Offers Over £180,000

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Wonderful and Deceptively Spacious Two-Bedroom Ground-Floor Tyneside Apartment, Occupying a Prominent Corner Position on Warton Terrace within the Heart of Heaton. Offering a Bright Entrance Porch, Generous Open-Plan 16ft Lounge/Diner, Stylish Fitted Kitchen, Two Good-Sized Double Bedrooms, Modern Bathroom & a Superb South-Facing Private Enclosed Rear Yard!

This beautifully presented ground-floor apartment is perfectly positioned on Warton Terrace, within one of Heaton's most popular and convenient residential areas. The property is ideally placed for the excellent selection of independent shops, cafés, restaurants and everyday amenities found along both Chillingham Road and Heaton Road. Chillingham Road Metro Station and regular bus services provide easy access into Newcastle City Centre and towards the coast, while the open green spaces of Heaton Park, Iris Brickfield and Jesmond Dene are also within easy reach.

Occupying the ground floor, the apartment offers bright, well-proportioned accommodation with the unusual addition of its own welcoming entrance porch. Internally, there is a generous open-plan lounge and dining room, providing excellent space for both relaxing and entertaining, alongside a stylish fitted kitchen with modern units, integrated cooking appliances and useful additional storage. Two good-sized double bedrooms are complemented by a contemporary bathroom featuring a shower over the bath. Externally, the wonderful south-facing private enclosed rear yard provides a superb space for outdoor dining, relaxation and entertaining during the warmer months—an especially desirable feature for a Tyneside apartment.



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The internal accommodation comprises: an entrance vestibule leading into the main entrance hall, with the family bathroom positioned immediately to the left. The hallway then provides access to two bedrooms, with one positioned to the front aspect and the other benefiting from a side aspect. Both bedrooms are comfortably proportioned and presented in good condition, with the front bedroom benefiting from attractive views towards the surrounding residential area.

To the end of the hallway is the spacious lounge and dining room, which provides a bright and welcoming main reception space. The room benefits from attractive wood-effect flooring, a generous layout suitable for both relaxing and dining, and a large side-aspect window allowing plenty of natural light. The neutral presentation creates a versatile space for both everyday living and entertaining.

A door from the lounge/dining room leads through into the kitchen, which is fitted with a modern range of white wall and base units, contrasting work surfaces and a tiled splashback. The kitchen provides space for a range of appliances and benefits from a large window overlooking the courtyard, creating a bright and practical space for everyday use.

Externally, the property benefits from an wonderful enclosed south facing rear courtyard which has been thoughtfully arranged to provide a low-maintenance outdoor space. The courtyard incorporates paved seating areas together with artificial lawn, creating a pleasant space for outdoor seating and entertaining. The enclosed setting also provides a good degree of privacy.



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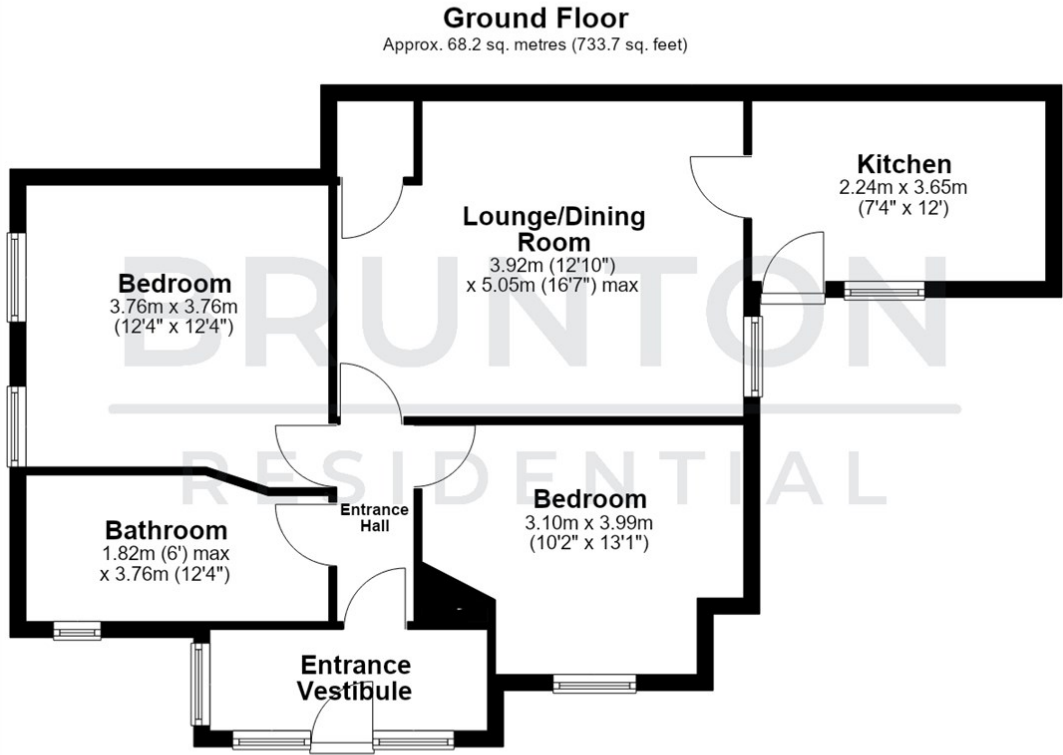
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TENURE : Freehold

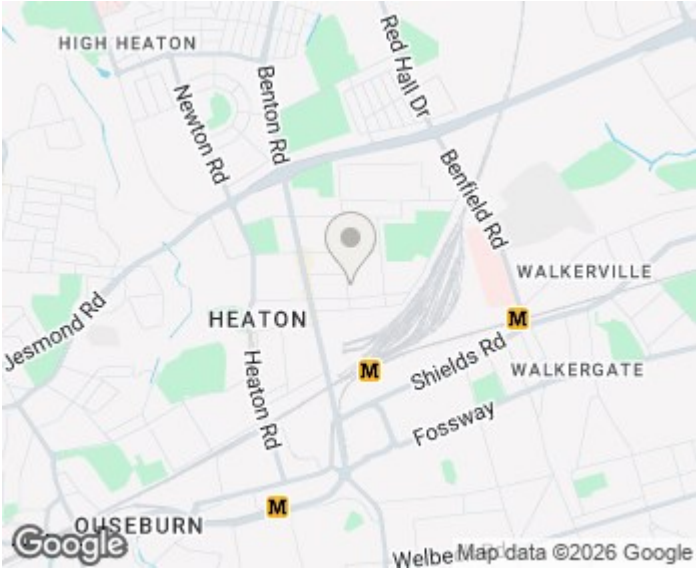
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 68.2 sq. metres (733.7 sq. feet)



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		
EU Directive 2002/91/EC		
England & Wales		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		