

7 Shaftesbury Grove  
Heaton  
Newcastle Upon Tyne  
NE6 5JA

Asking Price  
£190,000

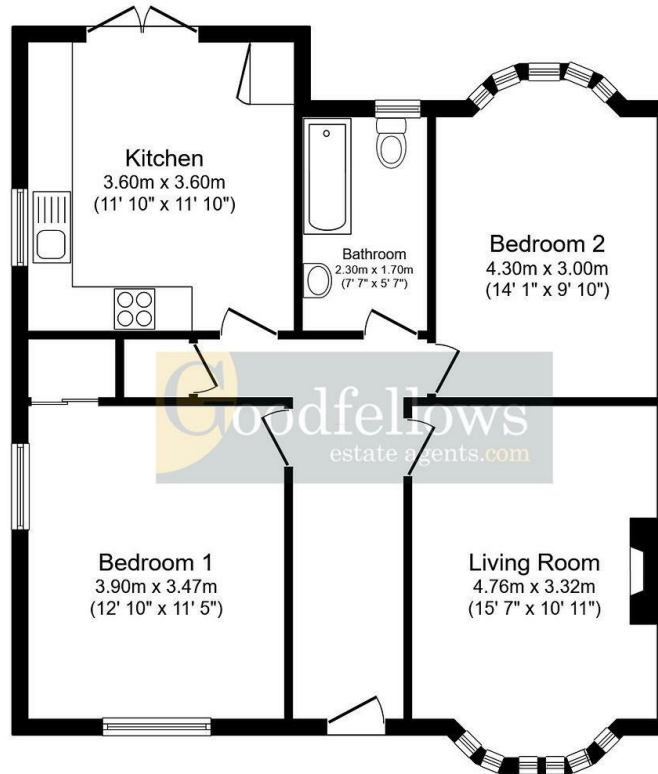


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- 2 double bedroom ground floor flat
- Over looking Heaton Park
- Driveway to front
- Nearby shops and cafes
- Gas central heating
- No upper chain involved
- Good size breakfasting kitchen
- Private garden to the rear
- Ideal for a first time buyer
- Sealed unit double glazed windows







**Floor Plan**  
 Floor area 74.4 sq.m. (801 sq.ft.)

**Total floor area: 74.4 sq.m. (801 sq.ft.)**

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).



**EPC Rating: D**  
**Council Tax Band: A**

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. The agent has not tested any equipment, services, fixtures or fittings and makes no representation regarding their condition.

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