



**WALTON
ROBINSON**



For Sale



23 Guildford Place, Heaton, NE6 5HQ

£190,000 Freehold

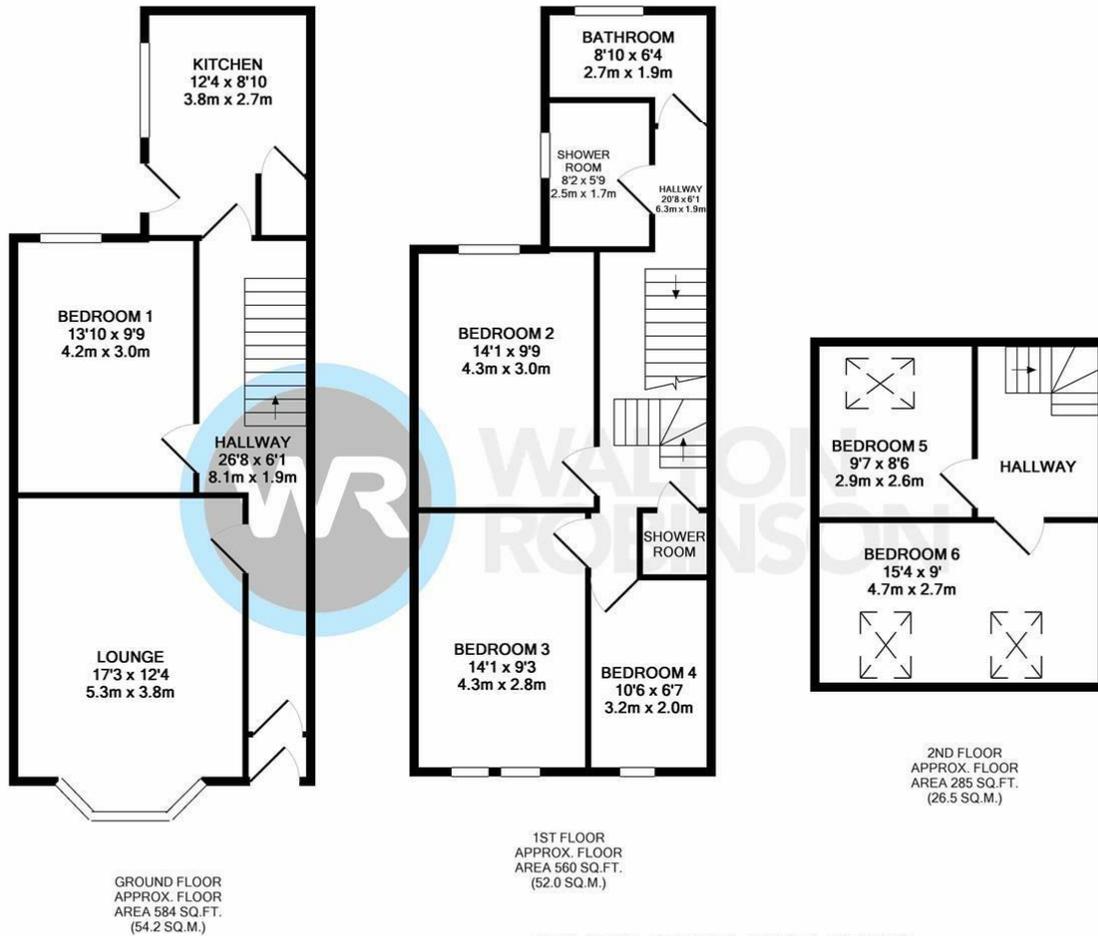
MID TERRACED HOUSE located on popular Heaton street, close to both Chillingham Road and Heaton Road with VACANT POSSESSION. The property is set out over three floors with SIX BEDROOMS, two shower rooms and one family bathroom.



The property briefly comprises of a lounge, kitchen, six bedrooms, two shower rooms and bathroom. The lounge is located to the front of the property, with uPVC double glazed bay window and laminate flooring, whilst the kitchen overlooks the rear yard, comprising uPVC double glazed window, wood effect wall and base units, tiled splash back and plumbing for automatic washing machine, with uPVC double glazed door providing access to the rear yard. There is one double bedroom located on the ground floor. On the first-floor split landing is the bathroom and shower room. The bathroom has partly tiled walls with three-piece white suite comprising mains shower over panelled bath, pedestal hand wash basin, WC and tiled flooring. Alongside the bathroom is the shower room, comprising of shower cubicle with electric shower, low level WC, wash hand basin and finished with laminate flooring. A further shower room with corner shower unit, and wash hand basin is also located on the first floor. On the first floor there are three bedrooms, with two further bedrooms located on the attic floor. Externally there is a private rear yard providing off street parking.

Guildford Place is located in Heaton, close to Chillingham Road and Heaton Road with various local amenities including a Morrisons Supermarket and local coffee shops and cafés. The property is located close to bus stops as well as Chillingham Road Metro Station nearby providing easy access to Newcastle city centre and beyond.

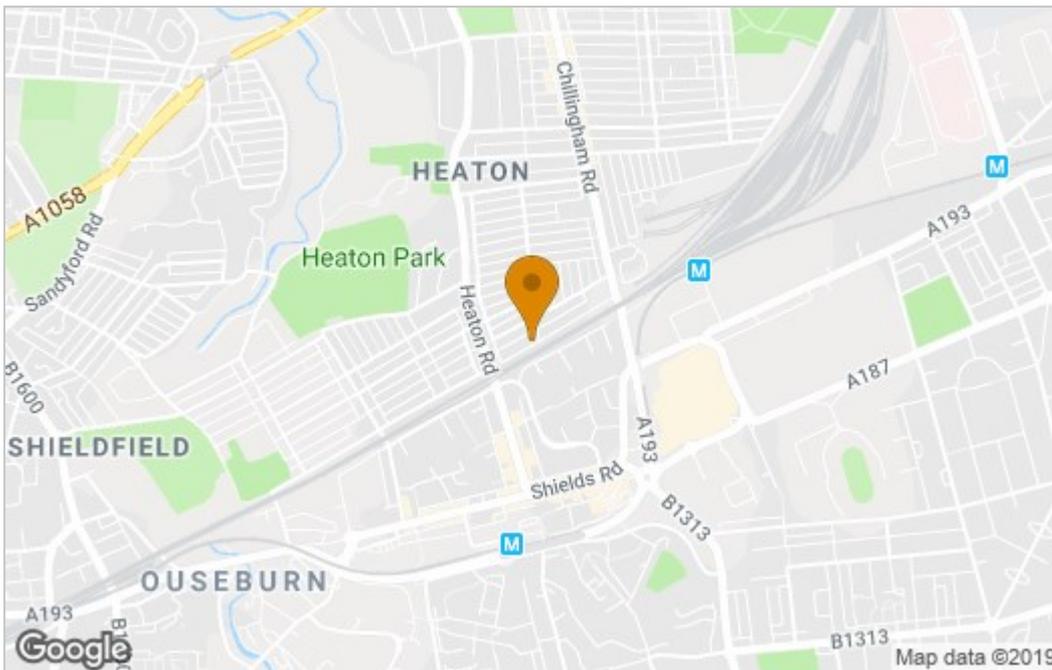
Floor Plan



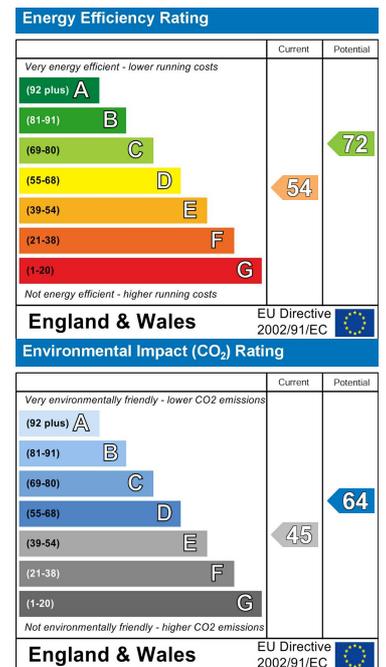
TOTAL APPROX. FLOOR AREA 1429 SQ.FT. (132.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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