

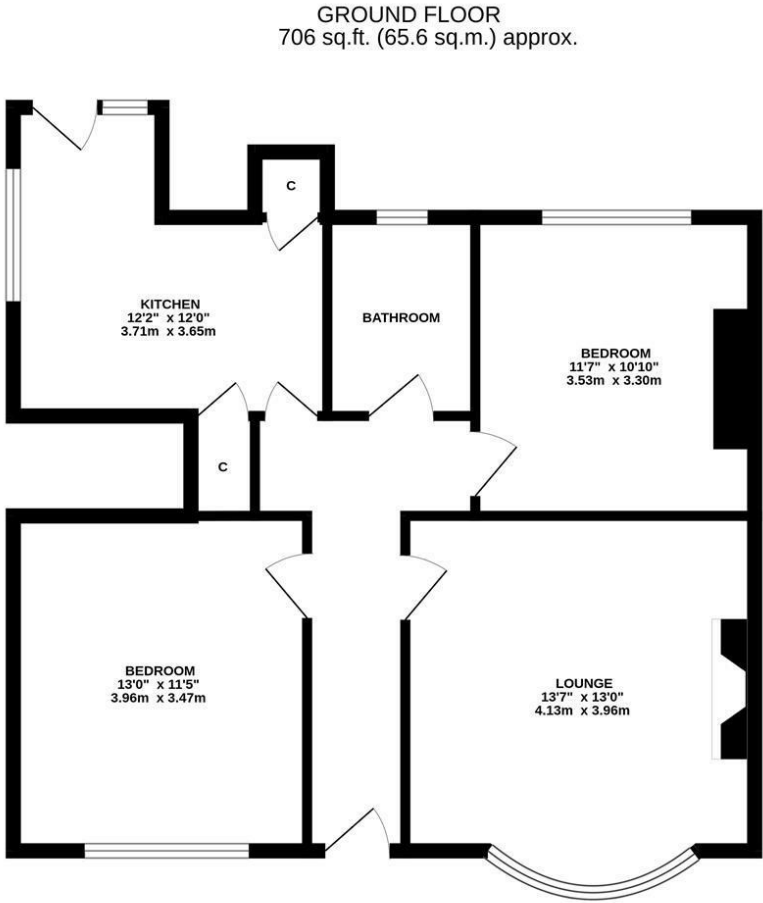


Stylish presentation and a stones throw from the delightful Heaton Park, this two bedroom ground floor flat is ideally located on the south-east backing side of Heaton Park View, Heaton. Heaton Park View provides excellent access to the bars, restaurants and cafe culture on both Heaton Road and Chillingham Road and is within a short stroll to the delightful Heaton Park and indeed the Ouseburn.

The accommodation briefly comprises: Entrance lobby through to entrance hall; sitting room with walk in bay, stripped wood flooring and feature fireplace; kitchen with fitted units, work surfaces, storage cupboard and door to the rear garden; recently tiled bathroom with three piece suite and two generous bedrooms. Externally, an enclosed private rear garden with gravel path and seating area, vegetable planters, pond and enclosed with fenced boundaries.

Stylish Ground Floor 'Tyneside Flat' | 706 Sq ft (65.6m2) | Two Bedrooms | Sitting Room | Kitchen | Bathroom | Enclosed South-East Facing Rear Garden | Ground Floor Flat | Excellent Location | GCH | Leasehold - Tyneside Lease with 989 Years Remaining | Council Tax Band: A | EPC: C

EPC - C



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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