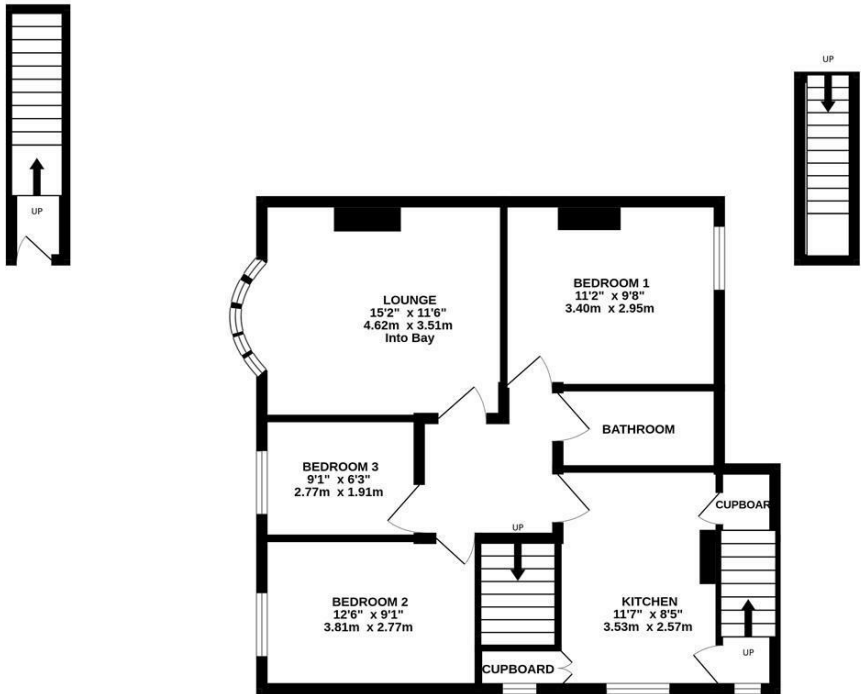


With open aspect views over Heaton Park! Priced to reflect cosmetic updating, this three bedroom upper floor flat is ideally located on the west backing side of Shaftesbury Grove, Heaton. Within a stones throw to Heaton Road, Shaftesbury Grove provides excellent access to the bars, restaurants and cafe culture on both Heaton Road and Chillingham Road and is within a short stroll to the Ouseburn.

The accommodation briefly comprises: entrance hall with stairs to first floor landing; lounge with walk in bay and feature fireplace; kitchen with fitted units, work surfaces, two storage cupboards and stairs to the rear garden; bathroom with three piece suite; three bedrooms, bedroom one with views over Heaton Park. Externally, gardens to both front and rear, both laid mainly to lawn with a mixture of planting and the rear garden also with a raised decked patio area and delightful views. With gas 'combi' heating and double glazing, early viewings are deemed essential to avoid disappointment.

Upper Floor Flat | 649 Sq ft (60.3m2) | Three Bedrooms | Priced to Reflect Cosmetic Updating | Lounge | Kitchen | Bathroom | Front & Rear Gardens | Open Aspect Views Over Heaton Park | GCH & DG | Great Location | Leasehold - Tyneside Lease with Peppercorn Rent - 963 Years Remaining | Council Tax Band A | EPC: C

FIRST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.
While 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 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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Offers Over £170,000

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.

