

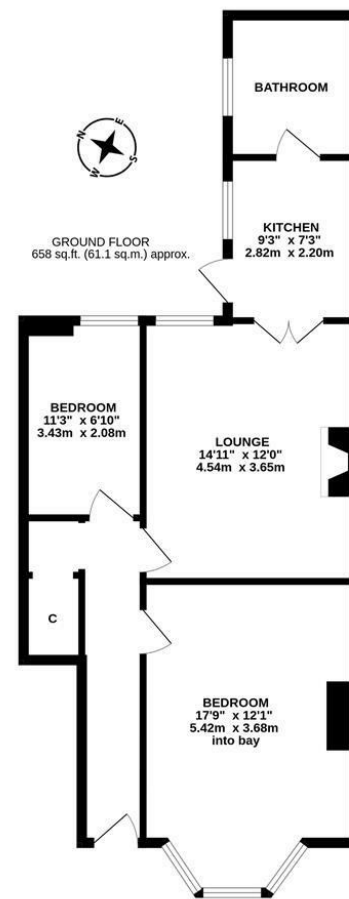




No onward chain1 Situated close to Newcastle City Centre, this two bedroom ground floor 'Tyneisde' flat is ideally located on Chillingham Road, Heaton. Chillingham Road, situated within striking distance to Heaton's cafes, restaurants and transport links into Newcastle City Centre and beyond. The delightful Heaton Park is also a short walk as are the shops and amenities on Heaton Road.

The accommodation briefly comprises: entrance hall with under-stairs storage cupboard; lounge; kitchen with fitted units, work surfaces and side door access to the yard; bathroom with three piece suite; two bedrooms, bedroom one with walk in bay. Externally, a privately owned front garden with hedge boundaries and gated access and to the rear a shared yard with fenced boundaries. With no onward chain early viewings are advised.

Ground Floor 'Tyneisde' Flat | 658 Sq ft (61.1m<sup>2</sup>)  
 | Two Bedrooms | Lounge | Kitchen |  
 Bathroom | Private Front Garden & Shared Rear  
 Yard | Popular Location | Leasehold - Tyneisde  
 Lease with Peppercorn Rent - 971 Years Remaining  
 | No Onward Chain | Council Tax Band A |  
 EPC: Tbc



Whilst 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 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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**Offers Over £145,000**

**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.

