



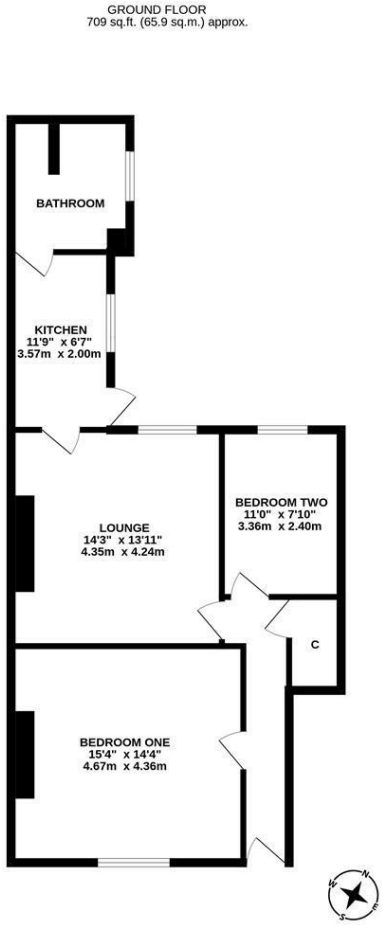


With a leafy outlook and situated close to Newcastle City Centre, this well presented ground floor 'Tyneside' flat is ideally located on South View West, Heaton. South View West, a stones-throw from the shops, bars and cafe culture on both Heaton Park Road and Heaton Road, the delightful Heaton Park and within a short stroll to Chillingham Road with further cafes, restaurants, shops, bars and transport links.



The accommodation briefly comprises: entrance hall with under-stairs storage cupboard; lounge with feature fireplace; kitchen with fitted units, work surfaces and side door access to the yard; bathroom complete with three piece suite; two bedrooms, bedroom one/sitting room measuring 15ft. Externally, an enclosed shared yard with wall and fenced boundaries together with gated access to the rear service lane. Fully double glazed and with gas 'combi' central heating, early viewings are advised.

Well Presented Ground Floor 'Tyneside' Flat | 709 Sq ft (65.9m2) | Two Bedrooms | Lounge | Kitchen | Bathroom | Shared Rear Yard | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent - 966 Years Remaining | Popular Location | Council Tax Band A | EPC: D



**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.

