

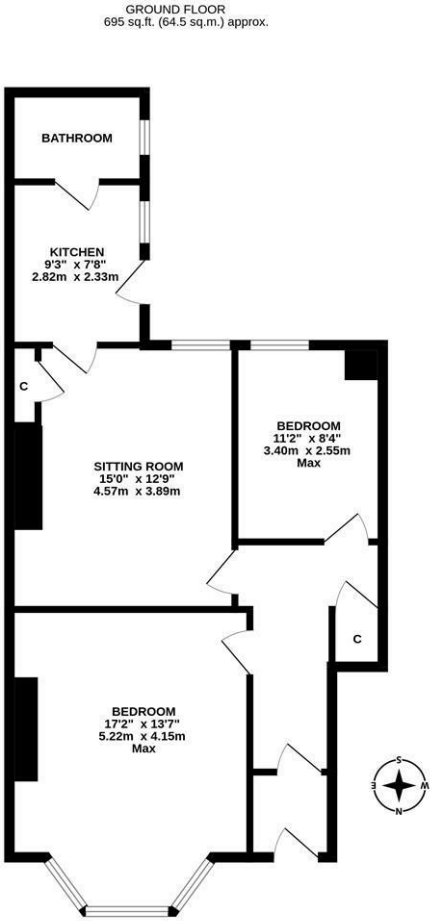


With a south facing rear yard and no onward chain, this two bedroom lower 'Tyneside' flat is ideally located on Trew hitt Road, Heaton. Close to the cafes, shops and restaurants of Chillingham Road, parks at both Iris Brickfield and Heaton Park. Trew hitt Road also provides good transport links to the City Centre and beyond.

The accommodation briefly comprises: entrance porch through to entrance hall with under-stairs storage cupboard; sitting room with part alcove storage; kitchen with fitted units, work surfaces and side door access to the rear yard; bathroom with three piece suite; two bedrooms, bedroom one measuring 17ft with walk in bay. Externally, a private south facing rear yard with a raised decked seating area, wall boundaries and gated access to the rear service lane.

Ground Floor 'Tyneside' Flat | 695 Sq ft (64.5m2)
| Two Bedrooms | Sitting Room | Kitchen | Bathroom | South Facing Yard | No Onward Chain | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC: D

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TOTAL FLOOR AREA: 695 sq.ft. (64.5 sq.m.) approx.

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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