





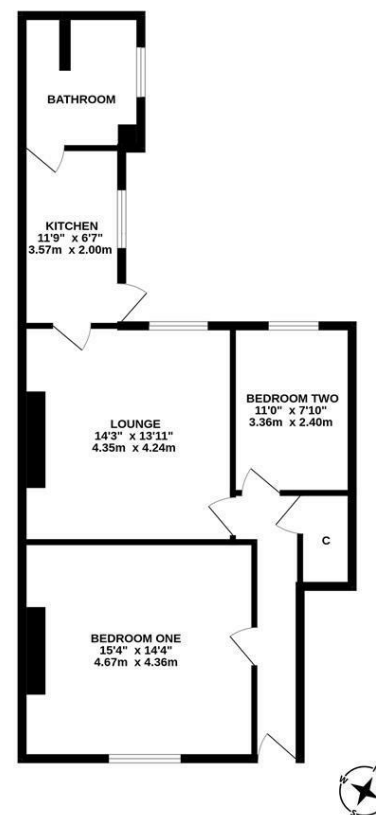
With a leafy outlook and situated close to Newcastle City Centre, this well presented ground floor 'Tyneside' flat is ideally located on South View West, Heaton. South View West, a stones-throw from the shops and amenities on both Heaton Park Road and Heaton Road, within walking distance from the delightful Heaton Park and also the Ouseburn.

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 (65.9m<sup>2</sup>) | 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



GROUND FLOOR  
709 sq.ft. (65.9 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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**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.

