





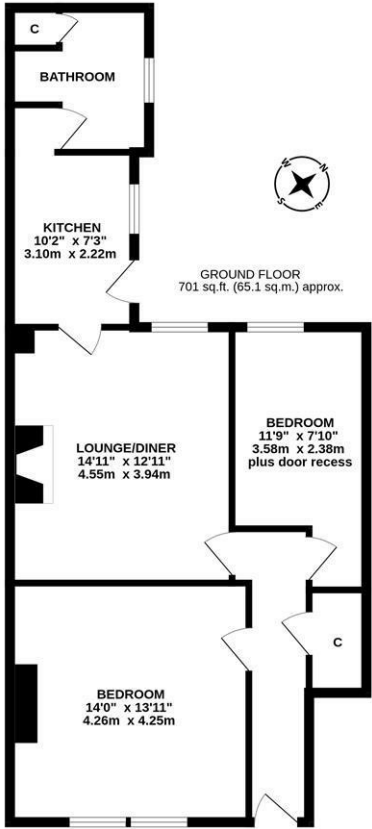
With period features! Situated close to Newcastle City Centre and at the southern end of Heaton, this two-bedroom ground floor flat is ideally located on Malcolm Street, Heaton. Malcolm Street, a stones-throw from the delightful Heaton Park, City Stadium Green and a short walk from the shops and amenities on Heaton Road with its cafes, restaurants and transport links into the City Centre and beyond.



With stripped wood flooring throughout most of the property, the accommodation briefly comprises: entrance hall with storage cupboard; lounge diner with feature fireplace; kitchen with fitted units, work surfaces and side door access to the yard; bathroom with three piece suite and storage cupboard; two bedrooms, bedroom one measuring 14ft with dual windows. Externally, a pretty front town garden laid mainly to gravel with raised planting and fenced boundaries and to the rear, an enclosed yard with both wall and fence boundaries together with gated access to the rear service lane.

Ground Floor 'Tyneside' Flat | 701 Sq ft (65.1m2)  
| Two Bedrooms | Lounge Diner | Kitchen |  
Bathroom | Front Town Garden | Enclosed Rear  
Yard | GCH & DG | Period Features | Great  
Location | Leasehold - 965 Years Remaining |  
GCH & DG | Council Tax Band A | EPC: D

EPC - D



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 £150,000

**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.

