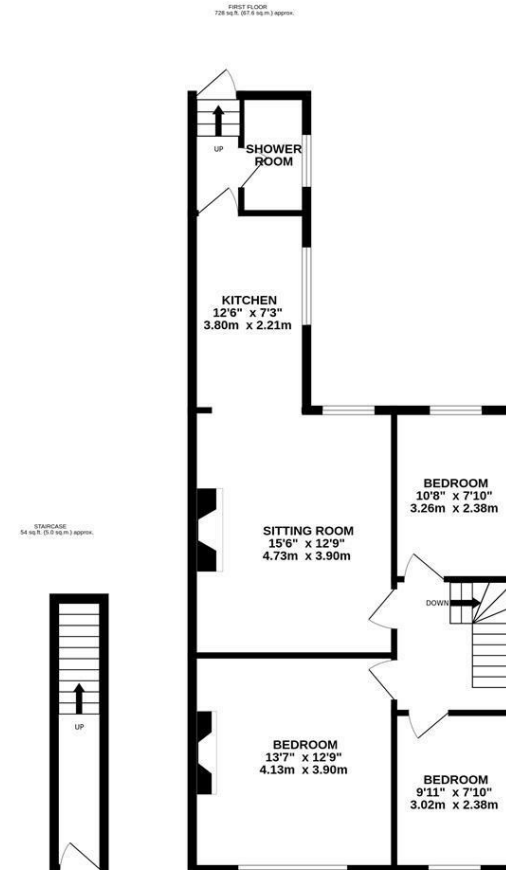




Super Stylish & Fully Refurbished! Situated close to Newcastle City Centre, this three bedroom upper floor flat is ideally located on Mowbray Street, Heaton. Mowbray Street, a stones-throw from the cafe culture, newly established bars and restaurants on both Heaton Park Road and Heaton Road and within walking distance from the delightful Heaton Park.

Having undergone complete transformation by the current owner, the accommodation briefly comprises: entrance hall with stairs to first floor landing; sitting room with feature wood burning stove, open to the kitchen with a range of fitted units, work surfaces, tiled splash backs and spot lighting; shower room with three piece suite and spot lighting; rear hallway with stairs to the shared rear yard; three bedrooms, bedroom one measuring 13ft with feature fire surround. Externally, a shared rear yard with wall boundaries and gated access to the rear service lane. Early viewings are deemed essential to appreciate the accommodation on offer!

Super Stylish Upper Floor Flat | Fully Refurbished | 782 Sq ft (72.6m<sup>2</sup>) | Three Bedrooms | Sitting Room to Kitchen | Shower Room | Shared Rear Yard | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC: Rating D



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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 £195,000**

**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.

