



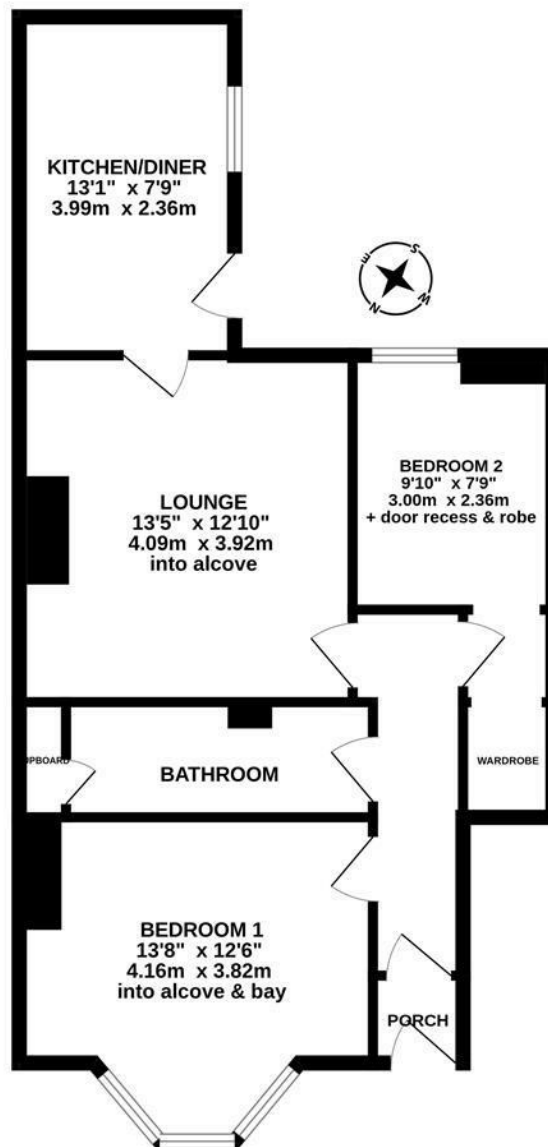
This well presented, two bedroom ground floor 'Tyneside' flat is ideally located on the south-east backing side of Hotspur Street, Heaton. Hotspur Street, a stones-throw from the delightful Heaton Park and a short walk from the shops and amenities on Heaton Road. With nearby cafes, restaurants and transport links into the City Centre and beyond, Hotspur Street is the perfect location for a variety of buyers.

Well presented throughout the accommodation briefly comprises: entrance porch through to entrance hall; lounge with alcove storage; kitchen diner with part Metro tiling and a door leading out to the rear yard; bathroom fully fitted with three piece suite and storage cupboard; bedroom one with walk in bay; bedroom two with wardrobe storage. Externally, to the front a town garden with planted borders and dwarf fence boundary and gated access. To the rear, a private, South East facing, enclosed rear yard with wall boundaries and gated access to the rear service lane. With gas 'combi' central heating an early internal inspection is highly recommended!

Lower 'Tyneside' Flat | 638 Sq ft (59.3m²) | Well Presented | Two Bedrooms | Kitchen Diner | Bathroom | Fully Double Glazed | Private Yard | Great Location | Leasehold - 115 Years Remaining | Service Charge Approximately £180 Per Annum | Ground Rent £10 Per Annum | Council Tax Band A | EPC Rating: C

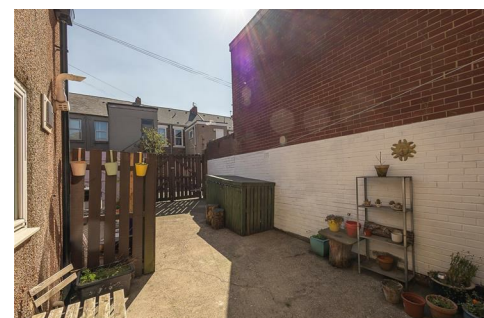
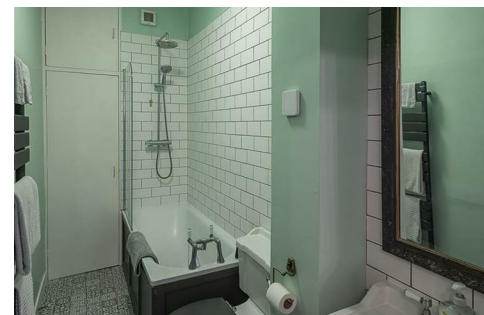
EPC - C

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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 £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.

