



256 Heaton Road, Heaton, Newcastle upon Tyne, NE6 5QE

A rare opportunity to acquire this well presented semi-detached family home placed centrally on Heaton Road. Perfectly positioned for convenient access to the shops, cafe's and amenities of Heaton Road itself and is within striking distance to Chillingham Road, the delightful Heaton Park, Jesmond Dene and excellent transport links into Jesmond and Newcastle city centre.

With period features throughout and boasting over 2,700 Sq ft, the accommodation, set over three floors briefly comprises: entrance porch through to reception hall with dual windows, stairs to first floor and two under-stairs storage cupboards; 19ft sitting room with walk in bay and feature fireplace; dining room with dual windows and feature fireplace; kitchen with a range of fitted units, work surfaces, some integrated appliances and tiled flooring; garden room with two sky lights and Crittal glass French doors leading out to the rear gardens. The first floor landing with storage cupboard gives access to; bedroom one with dual aspect windows, decorative ceiling and feature fireplace; bedroom two with feature fireplace and fitted alcove storage; bedroom three with feature panelling and again with fireplace and fitted alcove storage; family bathroom with four piece suite and separate WC. The second floor landing gives access to; bedroom four with dual windows, dual sky lights and feature fireplace; bedroom five with dual sky lights and feature fireplace; bedroom six with dormer window, feature fireplace and fitted alcove storage; second

bathroom complete with four piece suite, storage cupboard and sky light.

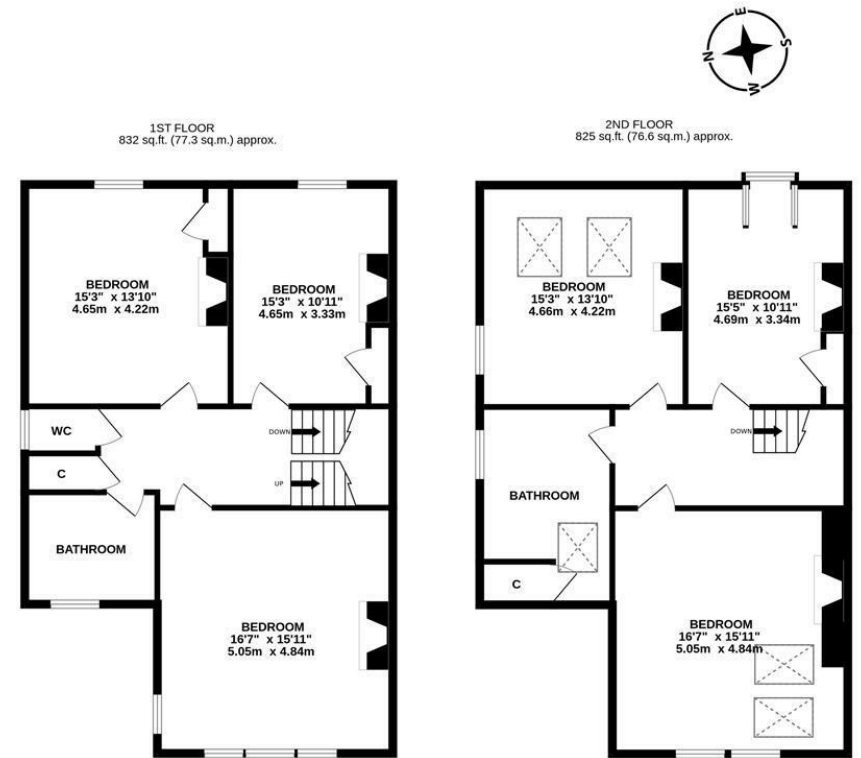
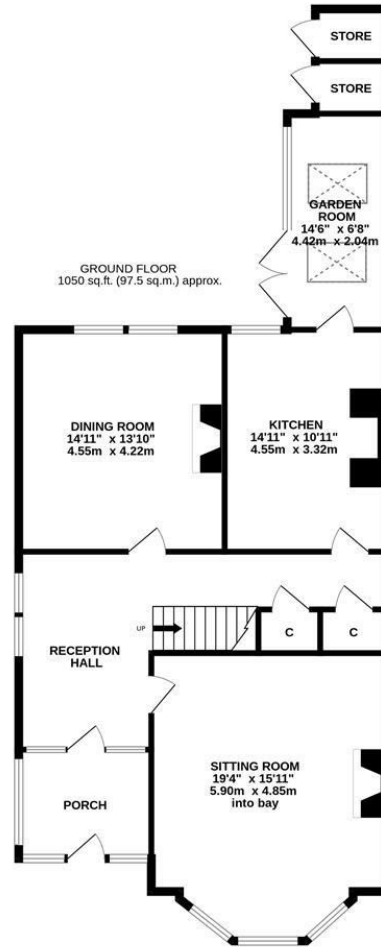
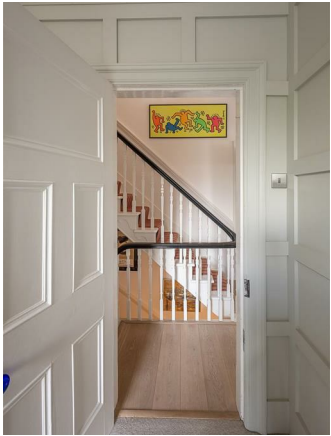
Externally, a lawned front garden with a mixture of planting and a block paved driveway providing multi-vehicle off-street parking. To the rear, a delightful and mature garden laid mainly to lawn with a patio seating area, two store rooms, an array of planting including flowers and shrubs, a further 'secret garden', again with mature planting and a second seating area, an outside WC and all enclosed with fenced boundaries.

A truly fantastic purchase opportunity for a range of buyers, early viewings are deemed essential to truly appreciate the position and accommodation on offer!

Period Semi-Detached Family Home |
Rare to Market | 2,707 Sq ft (251.5m2) |
Six Bedrooms | 19ft Lounge | Dining
Room | Kitchen | Garden Room | 1st
Floor Family Bathroom | 2nd Floor
Bathroom | Outside WC | Front
Driveway & Garden | Delightful Rear
Gardens | Period Features | Well
Presented Throughout | Excellent
Location | Freehold | Council Tax Band
E | EPC: D

Offers Over £850,000





TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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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