



This two bedroom ground floor flat is ideally located on Rothbury Terrace, Heaton. The property itself is well placed to provide easy access to the surrounding greenery and also the shops, cafes and restaurants of Chillingham Road, which are also just a short walk away. The property also benefits from good local transport links via the number one bus service which provides easy access into Newcastle City Centre and beyond.

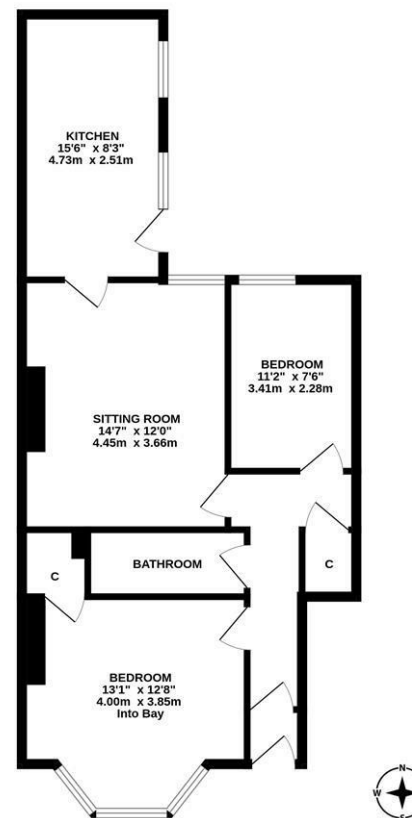
The accommodation briefly comprises: entrance porch through to entrance hall with under-stairs storage cupboard; sitting room; re-furbished kitchen with a range of fitted units, work surfaces, dual windows and side door access to the yard; bathroom with three piece suite; two bedrooms, bedroom one with walk in bay.

Externally, a front town garden laid mainly to lawn and an enclosed rear yard with wall boundaries and gated access to the rear service lane. Early viewings are essential!

Ground Floor Flat | Two Bedrooms | 655 Sq ft (60.9m²) | Sitting Room | Re-Fitted Kitchen | Bathroom | Front Town Garden & Enclosed Rear Yard | Popular Location | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC: C



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £165,000

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.

