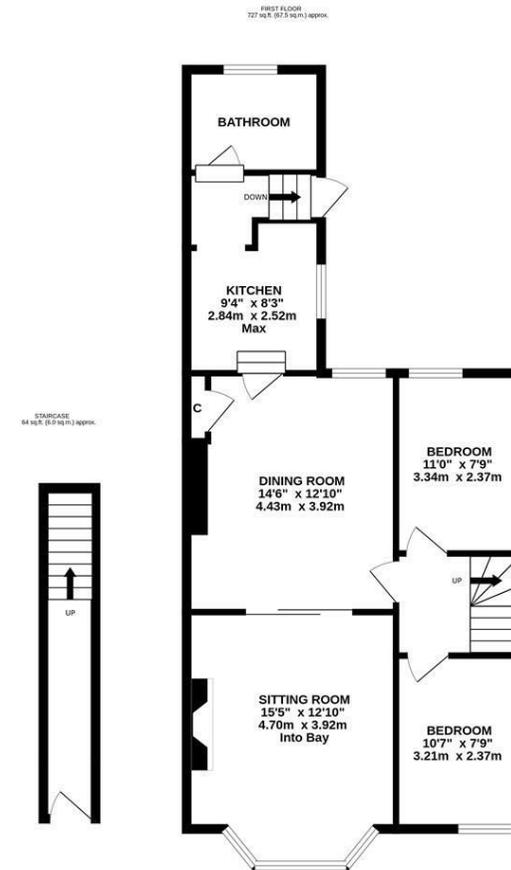




**WELL PRESENTED WITH PERIOD FEATURES!** This delightful two bedroom upper 'Tyneside' flat is ideally located on the south backing side Trew hitt Road, Heaton. Close to the cafes and shops of Chillingham Road, parks at both Iris Brickyard and South Heaton. Trew hitt Road also provides good transport links to the City Centre and beyond.

The accommodation briefly comprises: entrance hall with stairs to first floor landing; sitting room with walk in bay and feature fireplace; dining room with fitted alcove storage; kitchen with fitted units, hardwood work surfaces, spot lighting and stairs to the rear yard; stylish bathroom complete with three piece suite and spot lighting; two bedrooms. Externally a shared, south facing rear yard with wall boundaries and access to the rear service lane.

Upper Floor 'Tyneside Flat | Well Presented with Period Features | Two Bedrooms | 791 Sq ft (73.5m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen | Bathroom | Shared South Facing Rear Yard | Leasehold - Tyneside Lease with Peppercorn Rent 980 Years Remaining | Council Tax Band A | EPC: D



STAIRCASE  
64 sq.ft. (5.9 sq.m.) approx.

FIRST FLOOR  
727 sq.ft. (67.3 sq.m.) approx.

TOTAL FLOOR AREA: 791 sq.ft. (73.5 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.  
Made with Metropix G2020



**Offers Over £175,000**

**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.

