



Well presented throughout and a stones throw from the delightful Heaton Park, this delightful two bedroom ground floor flat is ideally located on Stannington Avenue, Heaton. Stannington Avenue provides excellent access to countless bars, restaurants and the cafe culture on both Heaton Road and Chillingham Road and is within a short stroll to the delightful Heaton Park, the Ouseburn and on to Jesmond Dene.

The accommodation briefly comprises: entrance hall with stripped wood flooring and a hallway utility cupboard; sitting room with walk in bay and stripped wood flooring; open plan kitchen with a range of fitted units, and hardwood work surfaces; bathroom complete with three piece suite; two bedrooms, bedroom one with stripped wood flooring and bedroom two with feature fireplace and sliding door access to the rear garden. Externally, a front garden with a mixture of planting and gravelled areas and to the rear, a pretty enclosed garden laid mainly to lawn with an array of mature planting including flowers and shrubs together with a raised decked patio seating area. Early viewings are essential to avoid disappointment.

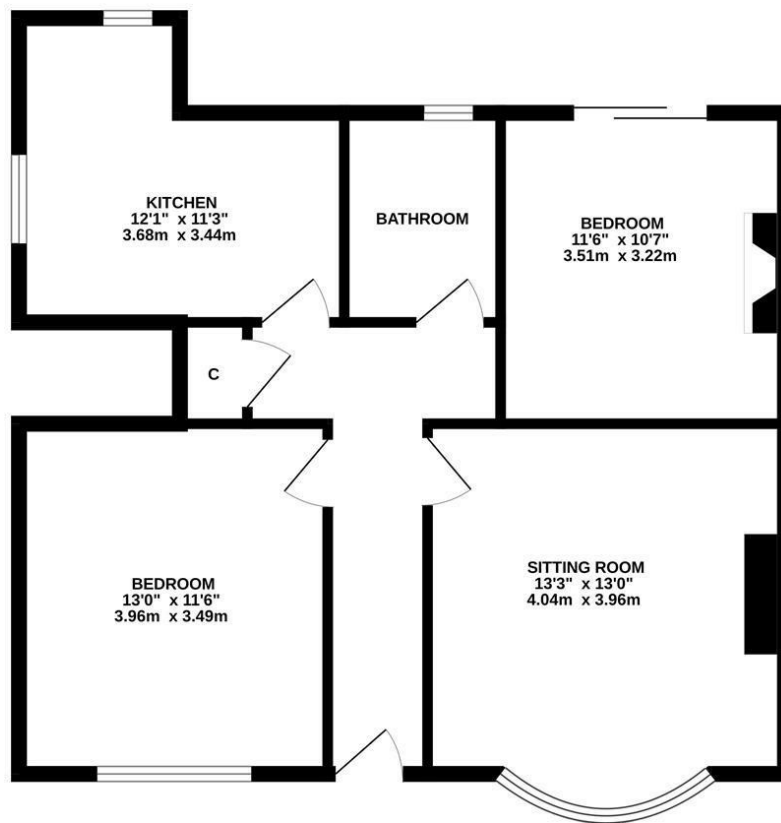
Ground Floor Flat | 693 Sq ft (64.4m²) | Two Bedrooms | Sitting Room | Open Plan Kitchen | Bathroom | Utility Storage Cupboard | Front Garden | Enclosed Rear Garden | Well Presented Throughout | Excellent Location | Close to Heaton Park | GCH | Leasehold - Tyneside Lease with Peppercorn Rent - 962 | Council Tax Band A | EPC: C

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Offers Over £180,000

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.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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