

With No Onward Chain & Private South Facing Rear Yard. This lower 'Tyneside' flat is ideally located on Biddlestone Road, Heaton. Close to the cafes and shops of Chillingham Road, Biddlestone Road provides good transport links to the City Centre and beyond.

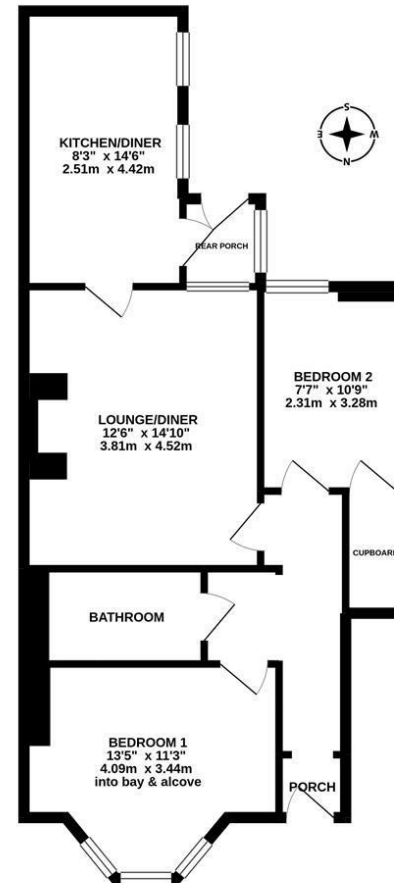
The accommodation briefly comprises: entrance porch through to entrance hall; lounge diner measuring close to 15ft; kitchen with fitted wall and base units together with work surfaces, dual windows and access to rear porch; bathroom complete with three piece suite; two bedrooms, bedroom one with walk in bay and bedroom two with under-stairs storage cupboard. Externally, a private south facing rear yard with wall boundaries and gated access to the rear service lane. Offered to the market with no onward chain, early viewings are advised.

Ground Floor 'Tyneside' Flat | 688 Sq ft (62.0m<sup>2</sup>)  
 | Two Bedrooms | Lounge Diner | Kitchen |  
 Bathroom | Private South Facing Rear Yard | No  
 Onward Chain | Leasehold - Tyneside Lease with  
 Peppercorn Rent - 975 Years Remaining | Council  
 Tax Band A

EPC - D



668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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 £145,000**

**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.

