



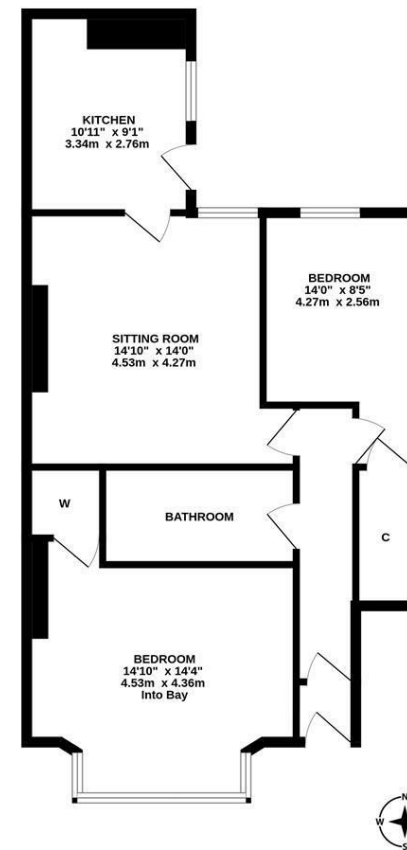
Fully refurbished with no onward chain! This two bedroom ground floor flat is situated on Seventh Avenue, Heaton. Seventh Avenue, a no through road tucked just off Heaton Road and Chillingham Road, is ideally placed for access to the local amenities and cafe culture on both Chillingham and Heaton Road, with excellent access to Newcastle City Centre, Jesmond and the nearby Universities and Hospitals.

The accommodation briefly comprises: entrance lobby through to entrance hall; sitting room with spot lighting; kitchen with fitted units, work surfaces and side door access to the yard; bathroom complete with three piece suite; two bedrooms, bedroom one with walk in bay and fitted wardrobe storage and bedroom two with under-stairs storage cupboard. Externally, a private rear yard with wall boundaries and gated access to the rear service lane.

Ground Floor "Tyneside Flat | Fully Refurbished | 710 Sq ft (66.0.m2) | Two Bedrooms | Kitchen | Bathroom | Rear Yard | No Onward Chain | Leasehold - Tyneside Lease with Peppercorn Rent - 972 Years Remaining | Council Tax Band A | EPC: Rating C



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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 misstatement. 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 £140,000

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