

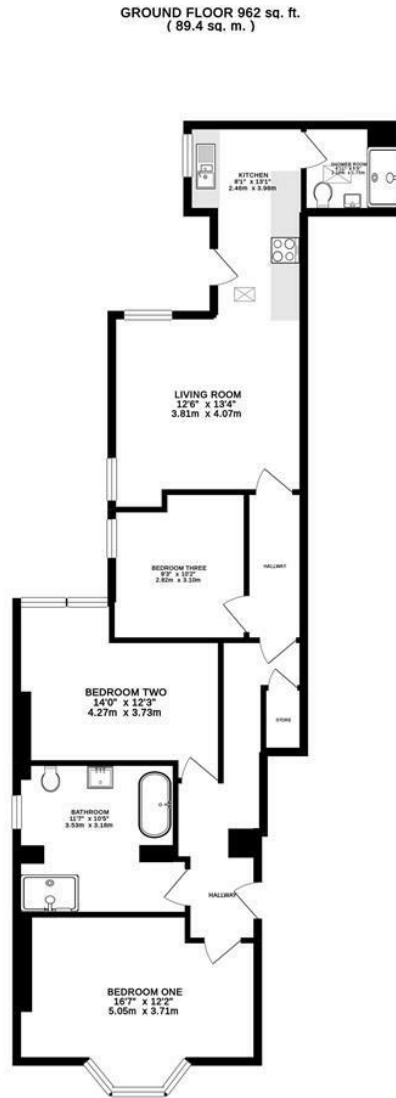
**\*\*AVAILABLE SEPTEMBER 2025\*\* \*\*LICENSED FOR 3 SHARERS\*\* \*\*FURNISHED\*\*** A stunning ground floor conversion apartment, with a super stylish finish located on Simonside Terrace, Heaton. Only a stone's throw from the bustling culture of Heaton Road and Heaton Park, this property boasts double bedrooms, an awesome open plan reception and two plush bathrooms.

The property briefly comprises a well looked after communal entrance hall; The apartment itself, occupying the ground floor of this end terrace conversion, has a hallway leading to a double bedroom to the front with bay window and a pleasant outlook. There are two further double bedrooms as well as a plush family bathroom, complete with step in shower cubicle, WC, wash hand basin and separate bath. To the rear of the premises there is a fabulous open plan reception, including a lounge area with wall mounted TV point, as well as a modern kitchen with integrated appliances such as an Induction hob, microwave, electric oven and dishwasher. Finally there is a second shower room WC found just off the kitchen. Externally there is a shared yard to the rear, with both decking and turfed areas. To the front, a pebbled town garden as well as on street parking.

A fantastic property, well presented and spacious throughout with stylish furniture included, ideal for professional or post-graduate sharers!

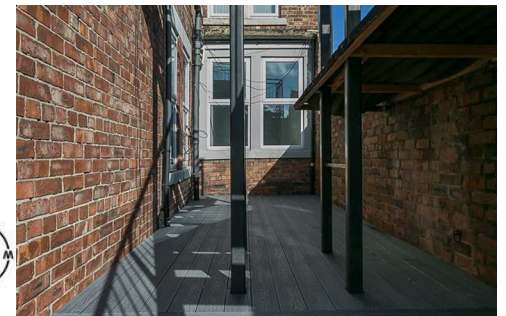
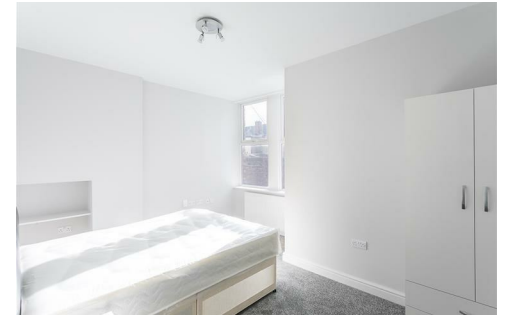
Available 23rd September 2025 | £1,600pcm | Ground Floor Conversion Apartment | Modern Furniture & Appliances | 962 Sq. ft (89.4 m2) | Three Double Bedrooms | Two Bathrooms | Open Plan Reception | Modern Fitted Kitchen | Furnished | Shared Rear Yard | On Street Parking | Stunning Finish | Central Heaton Location | Council Tax Band: A | DG & GCH | EPC Rating: D

**£1,600 PCM**



TOTAL FLOOR AREA: 962 sq. ft. ( 89.4 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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