



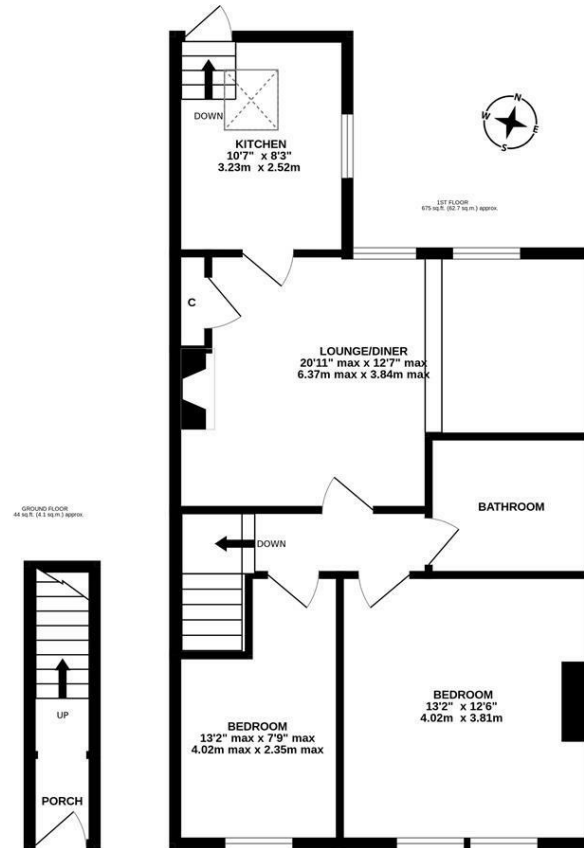
With period features, this delightful two bedroom upper floor flat is situated on Eighth Avenue, Heaton. Eighth Avenue, a no through road tucked just off Heaton Road and Chillingham Road, is ideally placed for access to the local amenities and cafe culture on both Chillingham and Heaton Road, with excellent access to Newcastle City Centre, Jesmond and the nearby Universities and Hospitals.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing; split level lounge diner measuring almost 21ft with a feature fireplace, fitted alcove storage and a raised dining area with stripped wood flooring; kitchen with fitted units, work surfaces, sky light and rear stairs access to the yard; generous and recently re-fitted bathroom with three piece suite and spot lighting; two bedrooms, bedroom one with dual windows and both with stripped wood flooring.

Externally, a private rear yard a a decked seating area and fenced boundaries. With gas 'combi' central heating and double glazing, early viewings are advised to avoid disappointment.

Upper Floor Flat | 718 Sq ft (66.7m<sup>2</sup>) | Two Bedrooms | Split Level Lounge Diner | Kitchen | Re-Fitted Bathroom | Private Rear Yard | Period Features | GCH & DG | Popular Location | Council Tax Band A | Leasehold - Tyneside Lease with Peppercorn Rent - 959 Years Remaining | EPC: C

EPC - C



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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 £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.

