



2 bed lower flat to buy in NE6

Trewhitt Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5LU

£155,000

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Two bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

Appealing to a wide variety of buyers is this two bedroom ground floor flat located in close proximity to all local amenities and transport links.

The property briefly comprises; entrance hall, lounge, kitchen with a range of wall and base units with complimenting work surfaces, stainless steel sink with mixer tap, door to rear yard, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

Externally to the rear is a private yard which is paved with walled boundaries and gate to back lane.

120 years remaining on the lease, should you proceed with this purchase these details must be verified by your solicitor.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g30c16>

Contact the Heaton branch to arrange viewings

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 120

Price: £155,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Lounge

4.30m x 3.19m (14'1" x 10'5")

UPVC double glazed window to the rear, double radiator and electric fire.



Kitchen

2.68m x 2.39m (8'9" x 7'10")

UPVC double glazed window to the rear, wall and base units, stainless steel sink with mixer tap, double radiator and door to rear.



Bedroom One

4.12m x 4.19m (13'6" x 13'8")

UPVC double glazed bay window to the front and double radiator.



Bedroom Two

2.39m x 3.08m (7'10" x 10'1")

UPVC double glazed window to the rear and double radiator.



Bathroom

1.81m x 2.35m (5'11" x 7'8")

White three piece bathroom/WC comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.

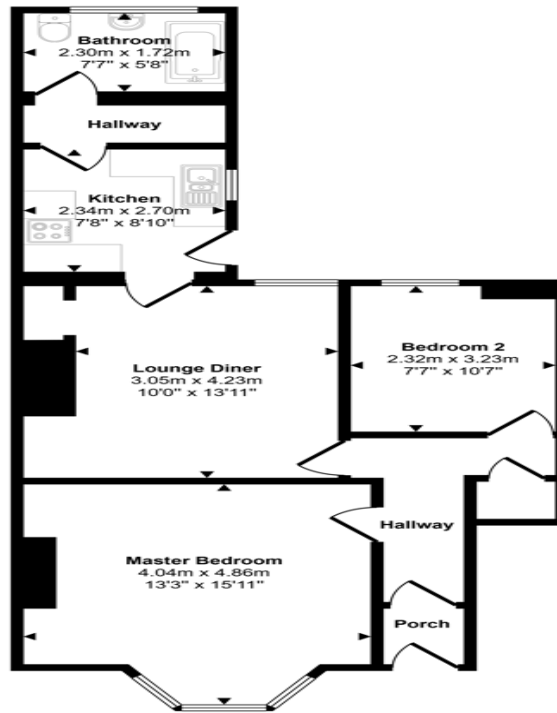


Rear Yard

Private rear yard with walled boundaries and gate to back lane.



Approx Gross Internal Area
63 sq m / 681 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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