



- 3 Bed First Floor Flat
- Close to Local Amenities
- Close to Metro
- Fully Double Glazed

- Central Location
- Would Benefit from Cosmetic Updating
- Ideal for First Time Buyers

- Ideal for Investors
- Deceptively Spacious
- Gas Central Heating

This spacious, 3 bedroom first floor flat on Eighth Avenue, Heaton, is ideally situated for access to Chillingham Road, local shops and public transport. Benefiting from Gas Central Heating and sealed double glazing units throughout, this property would benefit from cosmetic updating and offers a shared rear yard. The Entrance Hall leads to stairs to the first floor and off the landing, to the front of the property is a double bedroom with double glazed window. The second bedroom, also to the front of the property is fitted with a double glazed window. The third bedroom overlooks the rear of the property, is neutral in decoration and has a double glazed window. Off the Hallway is the bathroom, with shower over bath, hand wash basin, W/C and extractor fan. The Lounge is to the rear of the property overlooking the shared yard, with double glazed window, and storage cupboard, and leads to the Kitchen; fitted with a range of wall and base units, contrasting worktop, stainless steel sink unit, freestanding oven and hob, space for Fridge Freezer and space for Washing Machine. There is a uPVC door leading to the yard.

Externally there is a shared rear yard with cast iron stairs and gated access to the rear lane.

This property has good access to road and public transport links, including the Metro system, ideal for commuting into the city and other parts of Tyneside. Chillingham Road and surrounding areas has a great range of shops, bars and restaurants as well as other facilities including parks and leisure facilities.

Entrance Hall

First Floor Hallway

Lounge 11'5 x 11'9 (3.48m x 3.58m)

Kitchen 10'4 x 8'1 (3.15m x 2.46m)

Bedroom One 13'7 x 7'9 (4.14m x 2.36m)

Bedroom Two 11'2 x 8'6 (3.40m x 2.59m)

Bedroom Three 7'4 x 15'3 (2.24m x 4.65m)

Bathroom 8'9 x 4'8 (2.67m x 1.42m)



Energy Performance: Current C Potential C

Council Tax Band: A

Distance from Chillingham Road Primary School: 1 mile

Distance from Chillingham Road Metro Station: 0.5 miles

Distance from Newcastle International Airport: 8.7 miles

Distance from Newcastle Central Railway Station: 3.2 miles

Newcastle City Council: 0191 2787878

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.