

- 2 Bed First Floor Flat
- Contrasting High Gloss Kitchen
- Front Garden/Yard
- Ideal First Purchase/Investment

- Recently Improved & Updated
- Refurbished Bathroom/WC with Shower
- Convenient for Shops and Restaurants

- 20' Open Plan Lounge/Diner
- Gas CH & SUDG
- Well Placed for Metro

An updated 2 bedroomed first floor flat, conveniently situated on the corner of Rothbury Terrace and Chillingham Road in the sought after suburb of Heaton. This property offers a great opportunity for a loft conversion. It also benefits from gas fired central heating and sealed unit double glazing, this property has been improved to provide spacious accommodation to include new carpets and decor. The Entrance Hall has stairs leading to the open plan 20' Lounge/Dining Room, which in turn leads to the Kitchen, fitted with a range of contrasting wall and base units, sink unit, split level oven and 4 ring gas hob with half tiled walls. Bedroom 1 is to the side and has a corniced ceiling. Bedroom 2 is to the front. The Bathroom/WC has been refurbished with a wc with a concealed cistern, wash basin with storage under, panelled bath with rainhead and hand held showers over, screen and fully panelled walls and chrome towel warmer. Externally, there is a concreted Front Garden area.

Ideal as a first purchase or investment, this property is ideally located for shops, pubs, restaurants, schools and Heaton Park as well as Chillingham Road Metro Station and other road and public transport links into the city and other parts of Tyneside.

#### Entrance Hall

Open Plan Lounge/Diner 20'6 x 14'2 (+ recess) (6.25m x 4.32m (+ recess))

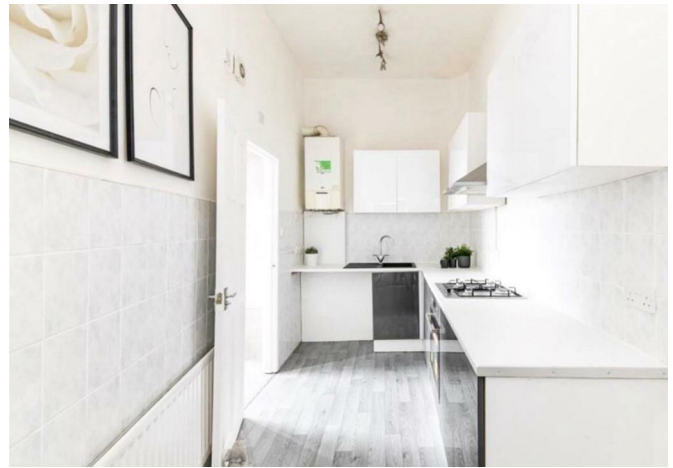
Kitchen 14'4 x 6'5 (4.37m x 1.96m)

Bedroom 1 12'4 x 10'6 (3.76m x 3.20m)

Bedroom 2 15'2 x 7'0 (4.62m x 2.13m)

Bathroom/WC 8'8 x 6'0 (2.64m x 1.83m)

#### Auctioneer Comments



Energy Performance: Current E Potential D

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.