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**SEVENTH AVENUE, HEATON, NE6**

Offers Over £165,000


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ideal




Two Bedroom Upper ‘Tyneside’ Apartment Situated within the Heart of Heaton, with a Bright & Airy Living/Dining Room, Separate Fitted Kitchen, Generous Principal Bedroom with Period Features, Bathroom & Private Enclosed Rear Yard!

Ideally positioned on Seventh Avenue, Heaton, this upper ‘Tyneside’ apartment is perfectly placed for the independent shops, cafés and restaurants found along both Chillingham Road and Heaton Road. The green spaces of Heaton Park and Armstrong Park are also accessible, whilst nearby transport links provide convenient connections to Newcastle City Centre and the surrounding areas.

With its characterful accommodation and convenient Heaton location, this appealing apartment will particularly suit first-time buyers and young professionals.

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The internal accommodation comprises: A private entrance leading to the upper floor, where the accommodation opens into a spacious lounge diner. This well-proportioned reception room benefits from ample natural light and provides plenty of space for both relaxing and dining, with a layout that flows through to the kitchen.

The kitchen is larger than typically found in a traditional Tyneside flat and is fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces and integrated cooking appliances. There is also space for additional appliances, with a window providing natural light.

The property offers two generously proportioned double bedrooms. The master bedroom is a spacious room with a feature fireplace and ample space for bedroom furniture, while the second bedroom is also a comfortable double, offering flexibility for guests, family or use as a home office.

The bathroom has been relocated from its traditional position off the kitchen and now occupies what would originally have been the third bedroom. This creates a notably generous bathroom, fitted with a three-piece suite comprising a bath, wash basin and WC.

Externally, the property benefits from a good-sized private rear yard, providing useful outdoor space. The enclosed courtyard is predominantly paved and offers potential for seating and outdoor entertaining.





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TENURE : Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D










