

# BRUNTON

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## RESIDENTIAL



**STANNINGTON AVENUE, HEATON, NE6**

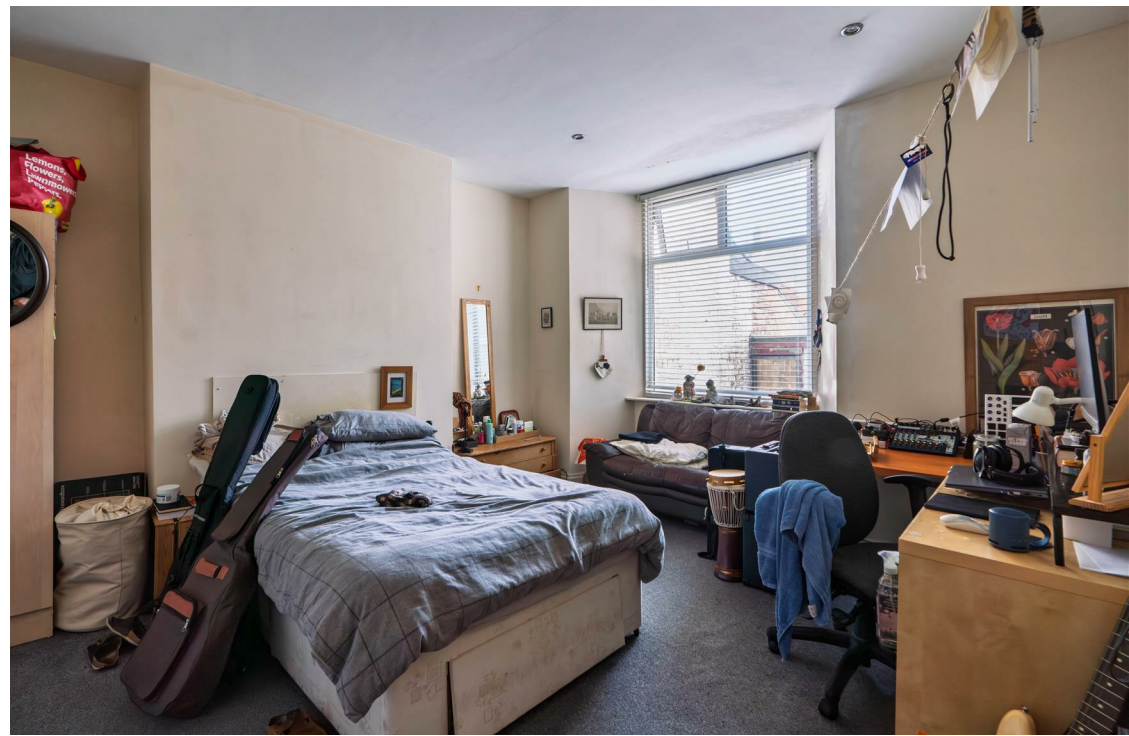
**Offers Over £350,000**

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### 5 BEDROOM HOUSE - FAMILY HOME POTENTIAL - 2 RECEPTION ROOMS

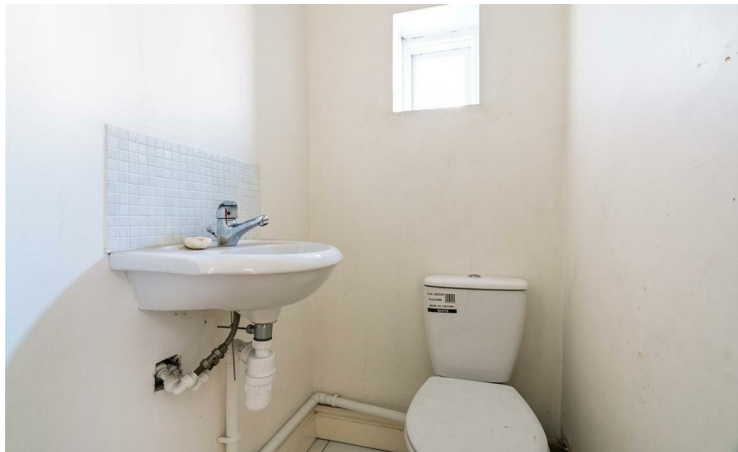
Fantastic opportunity to buy this large five-bedroom two-reception house situated in the heart of Heaton. Currently used as a HMO rental property and is tenanted until August 2026. This property offers an excellent chance for those looking to make a large family home their own in a fantastic location within Heaton.

Please note this property currently has an HMO licence; however, a change of use C4 has not been obtained.

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Stannington Avenue is ideally positioned within the heart of Heaton, a highly desirable suburb renowned for its strong sense of community, excellent local amenities and vibrant atmosphere. Residents are within easy reach of the independent cafés, restaurants, shops and popular social venues found along Heaton Road and Chillingham Road. The area is also well served by highly regarded local schools, green spaces and recreational facilities, while excellent transport links provide quick access into Newcastle City Centre, the universities, hospitals and wider region. Chillingham Road Metro Station and numerous bus routes are also conveniently close by.



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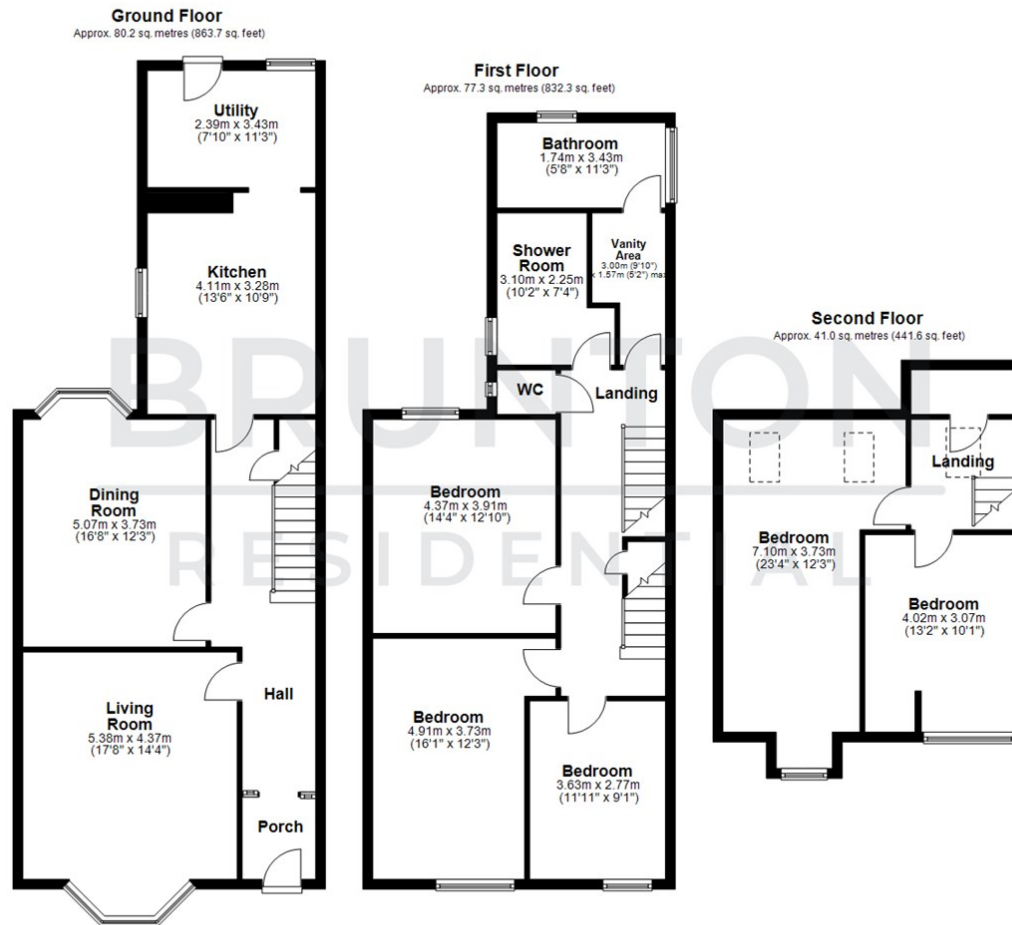
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TENURE : Freehold

LOCAL AUTHORITY :

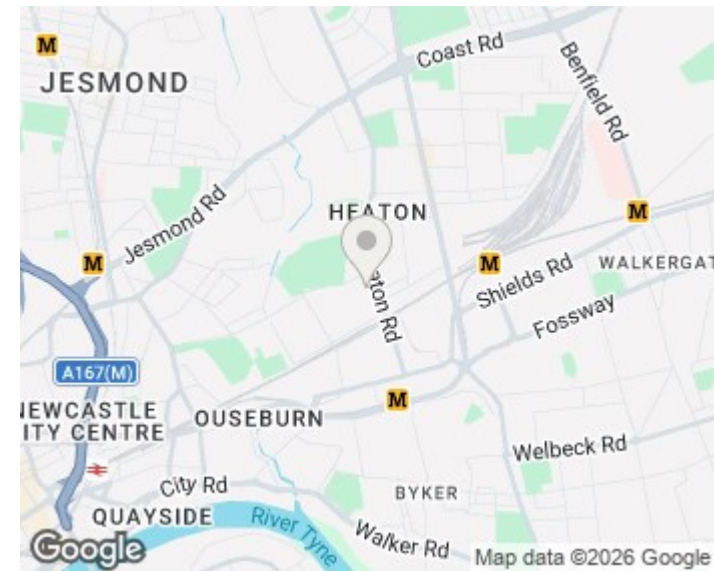
COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 198.6 sq. metres (2137.5 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>D</b> (58)	Potential: <b>D</b> (78)
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>D</b>	Potential: <b>D</b>
EU Directive 2002/91/EC	