

# BRUNTON

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## RESIDENTIAL



**BALMORAL TERRACE, HEATON, NE6**

**Offers Over £170,000**

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Fantastic Upper 'Tyneside' Flat Boasting Two Double Bedrooms, Including a Wonderful 13ft Principle Bedroom, Modern Re-Fitted Kitchen & Bathroom, with Over 700 Sq ft of Internal Living Space & 14ft Living Room!

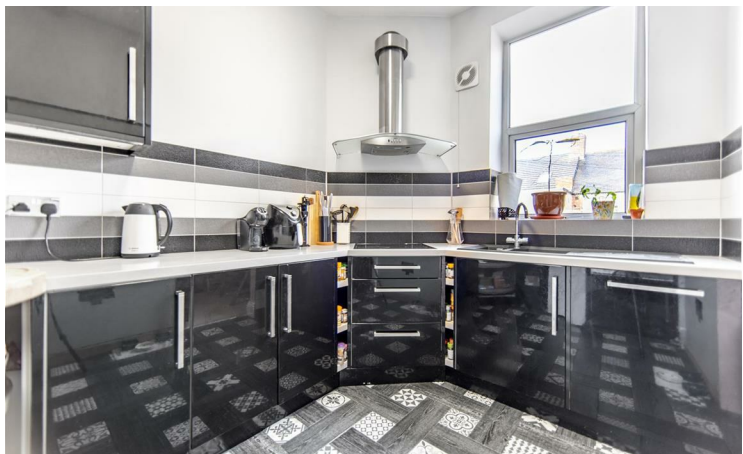
This excellent two bedroom upper 'Tyneside' apartment is ideally situated on Balmoral Terrace, Heaton. Balmoral Terrace, which is tucked just off from Second Avenue and Heaton Road, is perfectly positioned just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Positioned close to the Coast Road and Chillingham Road Metro Station, providing excellent transport links to the city centre and throughout the region, Balmoral Terrace is also just a stones throw from the delightful Heaton Park, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, Iris Brickfield and outstanding local schooling.

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The internal accommodation briefly comprises: an entrance hallway which provides access to the staircase to the first floor landing.

The first floor landing in turn offers access to two double bedrooms and the living room. The principal bedroom to the front is a great 13ft double bedroom and features a walk-in bay window and tall ceilings. Bedroom two again a double with tall ceilings, also enjoys aspects to the front elevation and is perfect as a guest room, nursery, or dedicated home office.

The lounge/diner, which also benefits from tall ceilings, measures 14ft and provides a superb living space and provides direct access to the re-fitted kitchen. The recently re-fitted kitchen itself offers a range of fitted wall and base units and maximises storage with clever pull out units and corner carousel shelving, a contemporary tiled splashback completes the kitchen space.

Situated to the rear of the property, the bathroom features a full sized bath with overhead shower, modern tiling, a pedestal sink, and WC. The bold tilework gives the room a contemporary, stylish finish. An adjoining utility area provides valuable additional storage.

Externally, to the rear, the property enjoys an enclosed shared rear yard with walled boundaries and access to the rear service lane.

With gas 'Combi' boiler and double glazed throughout this fantastic Tyneside apartment demands early inspection!

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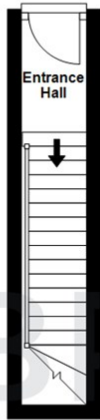
TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

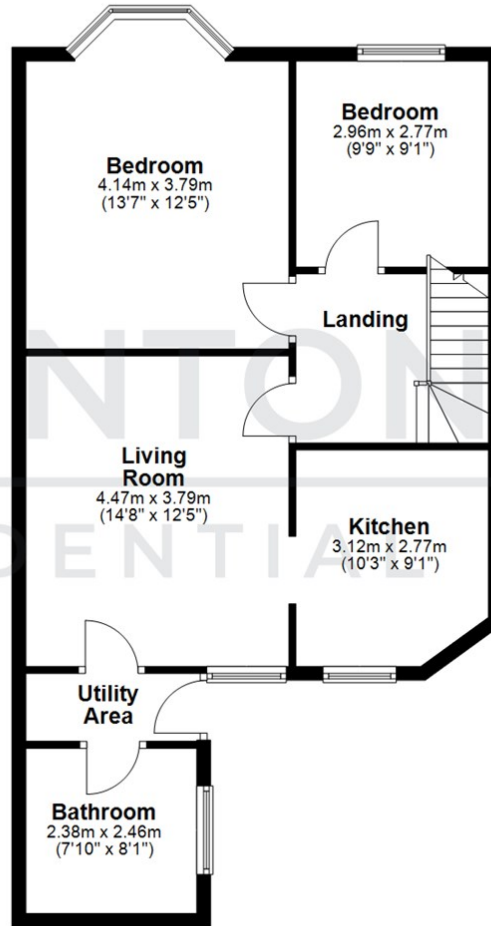
COUNCIL TAX BAND : A

EPC RATING : D

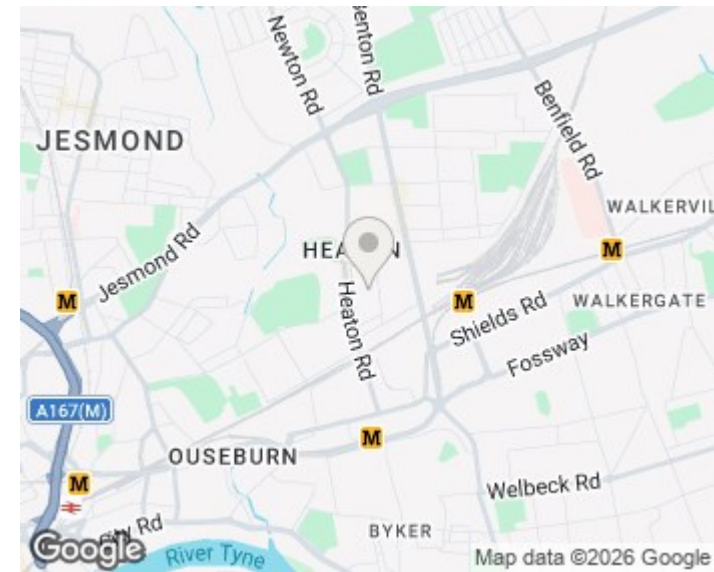
**Ground Floor**  
Approx. 5.2 sq. metres (55.6 sq. feet)



**First Floor**  
Approx. 66.8 sq. metres (718.8 sq. feet)



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



Energy Efficiency Rating		Current	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>		62	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	