



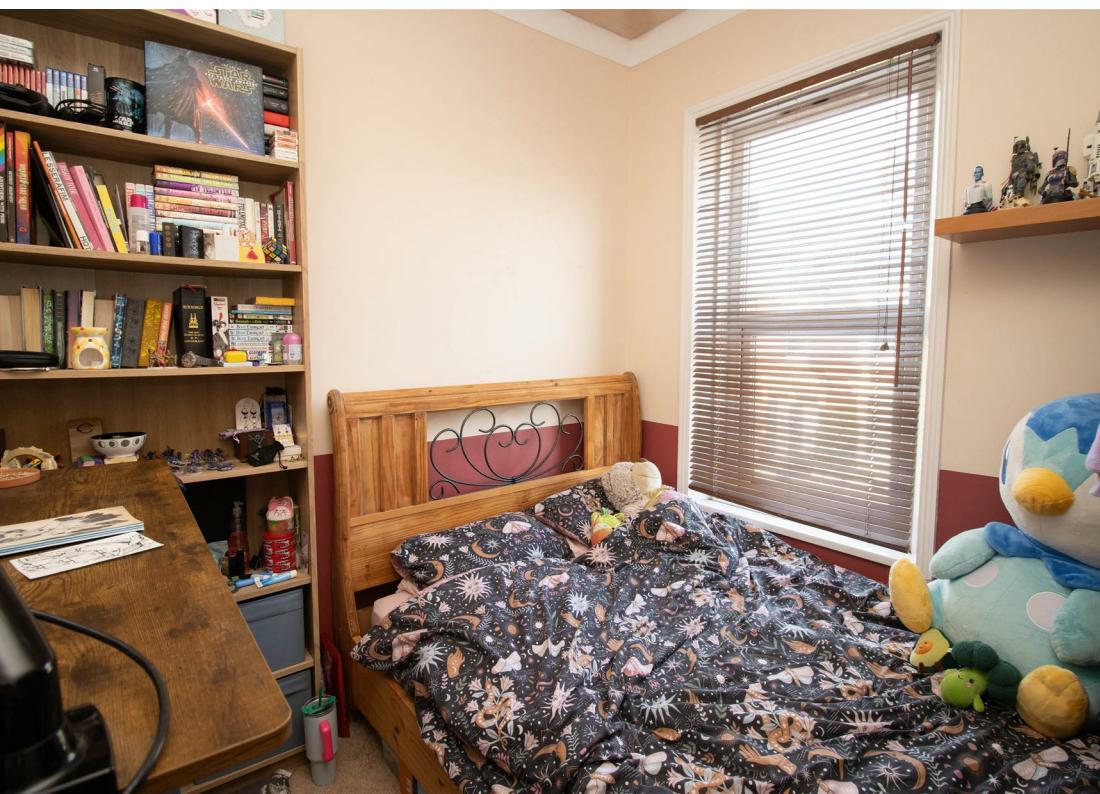


- First Floor
- Open Plan Living
- No Upper Chain
- Leasehold
- Viewing Recommended



- Two Bedrooms
- Rear Yard
- Excellent Amenities Nearby
- Council Tax Band \*A\*
- Call For More Information





This charming, first floor, two-bedroom property is positioned on the sought after Addycombe Terrace in Heaton. The property will make an ideal first time buy and is offered for sale with the benefit of no upper chain.

The property is accessed via an entrance hallway with stairs to the first floor and briefly comprises: -entrance hall, spacious lounge through dining room with a bay window and feature fireplace and there is a kitchen with fitted wall and floor units. There are two good sized bedrooms and a modern bathroom WC.

Externally, the property has a private yard to the rear and there is also on street parking to the front.

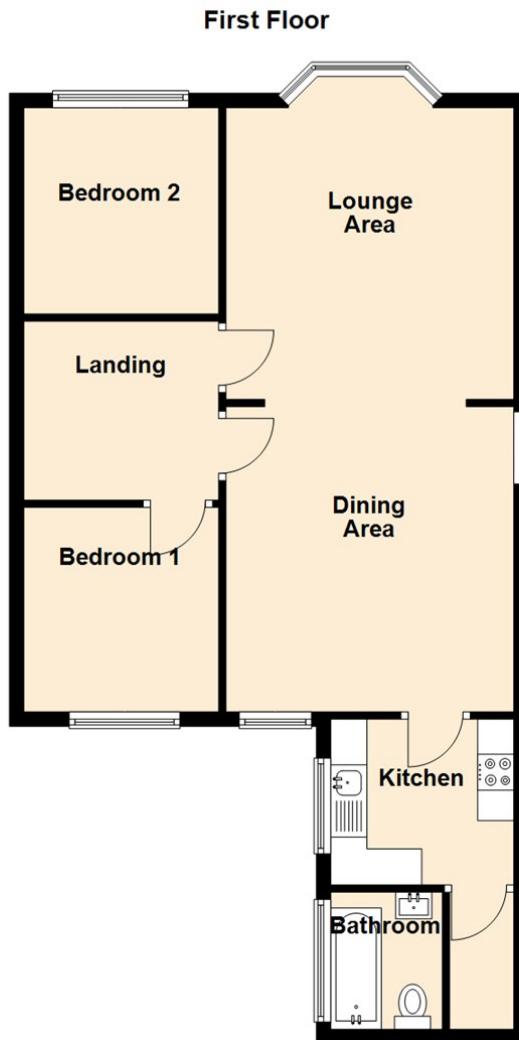
The location is in a highly desirable area of Heaton, offering convenient access to a wide range of local amenities and excellent transport connections. It is ideally located near the vibrant Chillingham Road, which is well known for its variety of shops, cafes, and services. Public transport options are plentiful, with both Metro stations and frequent bus routes nearby, making travel around the city effortless. In addition, the location provides easy access to Newcastle Business Park and the city centre.

We anticipate an extremely high level of viewings on this spacious family home. To arrange yours or for more information please call our Heaton branch on 0191 270 1122.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

#### Council Tax band \*A\*



Lounge 13'0" x 13'2" (3.98 x 4.03)

Kitchen 6'7" x 7'9" (2.02 x 2.37)

Dining Room 13'0" x 13'10" (3.98 x 4.23)

Bedroom One 9'4" x 8'11" (2.85 x 2.72)

Bedroom Two 9'5" x 8'11" (2.88 x 2.72)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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