

# BRUNTON

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## RESIDENTIAL



**\*\*£115PPW\*\* CHILLINGHAM ROAD, HEATON, NE6**

**£1,993 PCM**

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**\*\*New Refurb\*\* Available 7th July 2025 - Rent £115pppw / £1,993pcm - Split over Three Floors - Impressive Room Sizes - Would Suit Professionals or Responsible Students - Open Plan Kitchen / Diner - Gas Central Heating**

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A fantastic opportunity to rent this larger-than-usual four-bedroom property on Chillingham Road, Heaton. The property has just undergone full renovation works including two new bathrooms, a fully fitted kitchen with integral appliances, new flooring and full decoration work.

The property is situated above commercial space on Chillingham Road offering shops, cafes & transport links all on your doorstep while giving larger bedroom sizes and a different layout from the usual four-bedroom property in Heaton.

The property would suit professionals but is also student-friendly. Call today to arrange a viewing



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : D

A



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 55      | 71        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |