

# BRUNTON

## RESIDENTIAL

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### King John Terrace, Heaton, NE6 5XY

Offers Over £155,000

TWO BEDROOMS - GROUND FLOOR FLAT - GREAT LOCATION

Brunton Residential are pleased to introduce to the market this two bedroom ground floor flat on King John Terrace in Heaton. This apartment is located within a sought after area just off Heaton Road, providing easy access to the local amenities including excellent transport links to Newcastle and the coast. The property is in a good internal condition throughout and has a pleasant yard area to the rear.

Internally the property comprises; entrance hallway leading to spacious lounge and a modern kitchen. There are two double bedrooms, one with bay window and modern family bathroom with three piece suite and shower over bath. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances.

Externally, the front of the property has a small, low maintenance town garden whilst to the rear is a private yard with walled boundaries.

Act fast to avoid disappointment, viewing is highly recommended.

### **Lounge**

15'1" x 14'1" (4.60m x 4.30m)

Window to rear, door to:

### **Bedroom**

15'1" x 14'1" (4.61m x 4.30m)

Bay window to front, door to:

### **Bedroom**

10'6" x 7'10" (3.20m x 2.40m)

Door to:

### **Hallway**

Storage cupboard, door to:

### **Kitchen**

7'8" x 8'11" (2.33m x 2.71m)

Window to side, door to:

### **Utility**

4'10" x 4'4" (1.47m x 1.33m)

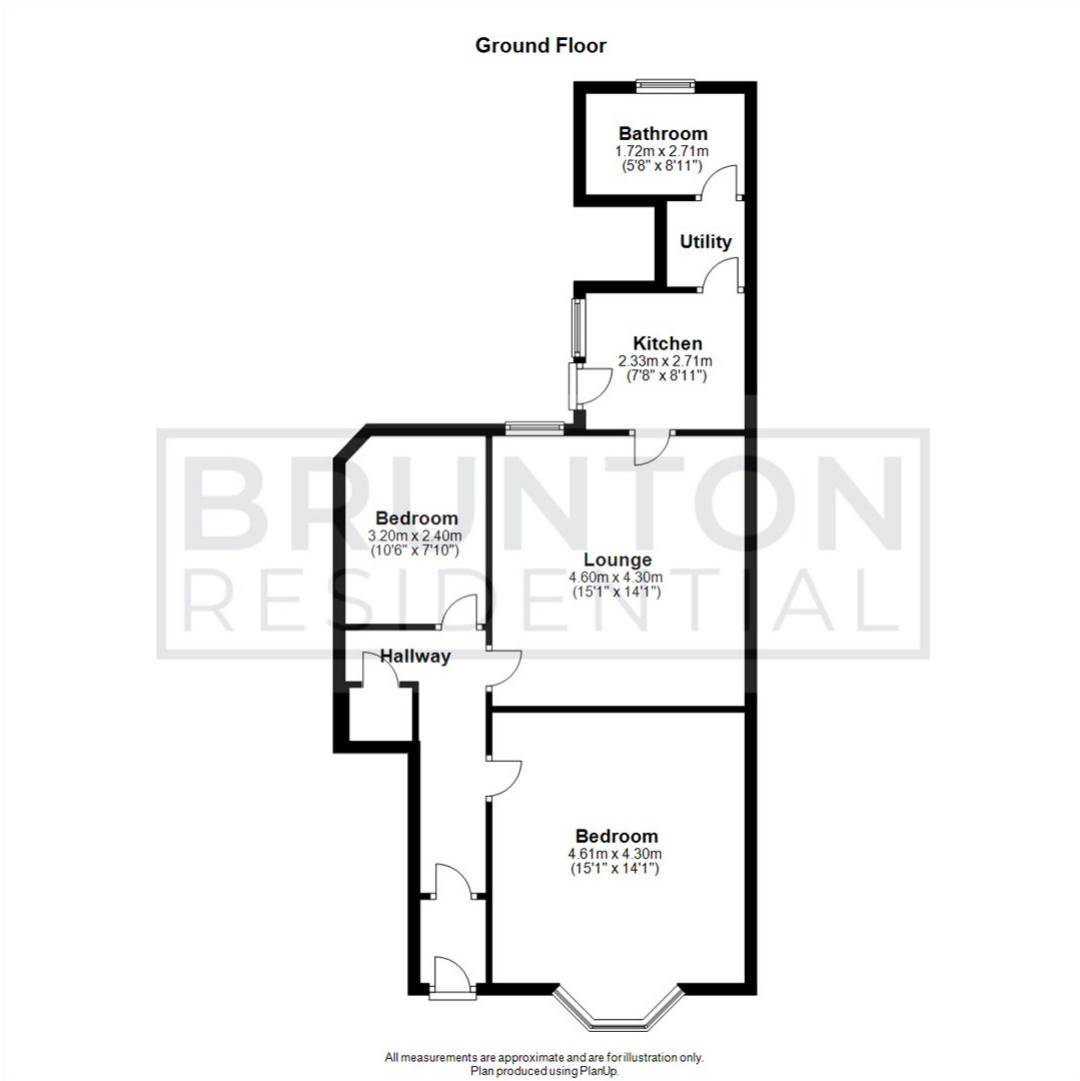
Door to:

### **Bathroom**

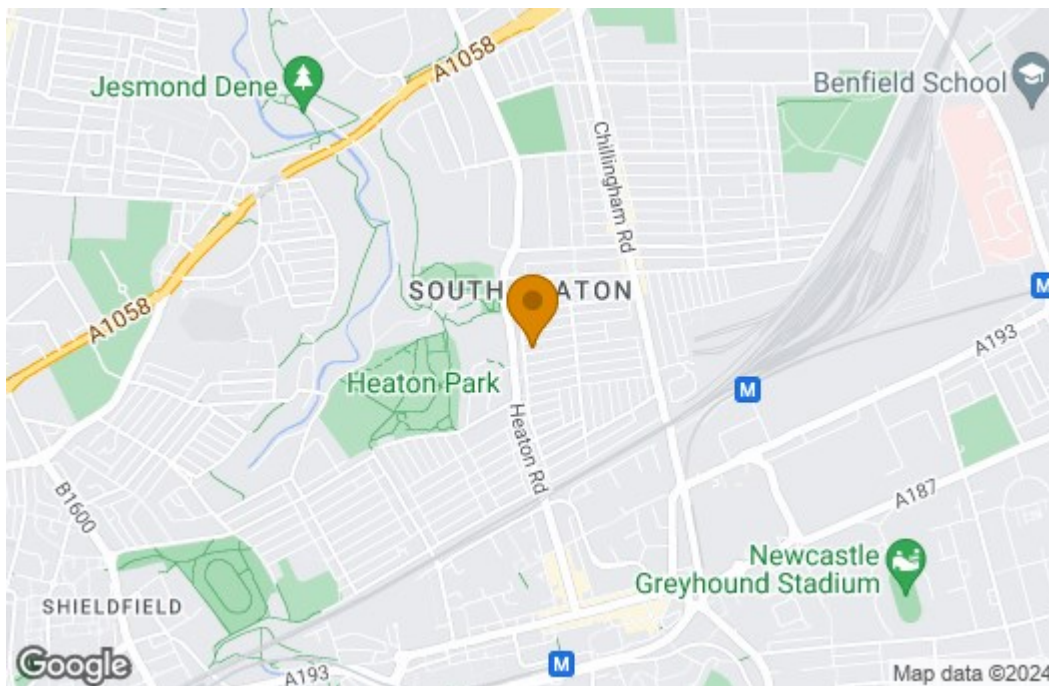
5'8" x 8'11" (1.72m x 2.71m)

Window to rear, door.

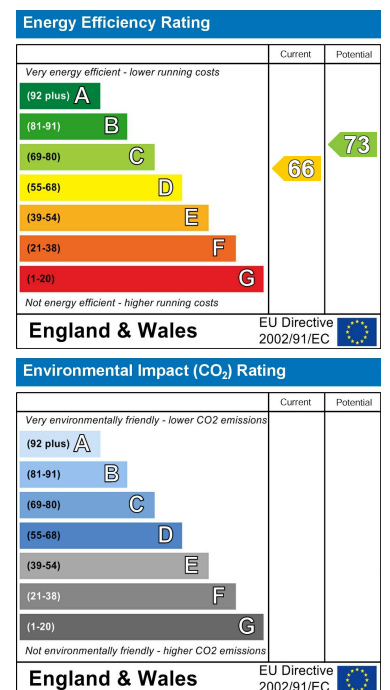
## Floor Plan



## Area Map



## Energy Efficiency Graph



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