

# BRUNTON

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## RESIDENTIAL

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### Warton Terrace, Heaton, NE6 5LS

Offers Over £140,000

GROUND FLOOR FLAT - TYNESIDE TERRACE - TWO BEDROOM

Fantastic opportunity to buy this two bedroom ground floor flat on Warton Terrace in Heaton. The property is located within a very sought after area just off Chillingham Road and provides easy access to the local amenities including excellent transport links to Newcastle and the coast. The property is currently tenanted until 20th July 2024 for £750pcm & would suit a range of buyers.

Accommodation comprises of an entrance hallway leading to a spacious first bedroom a central bathroom, a second generously sized bedroom can be found at the rear of the hall which overlooks the private rear yard, A well proportioned living-room then leads to a modern kitchen towards the rear of the property offering plenty of storage. Parking is permit free to the front or rear of the property.

The property is currently under tenancy until 20th July 2024 for £750pcm. The property would suit a range of buyers from investors, first time buyers or those looking to downsize. See the 360 Virtual Tour & call today to arrange a viewing appointment

## ON THE GROUND FLOOR

### Hall

### Cupboard

### Bedroom 1

12'7" x 13'3" (3.83m x 4.05m)

Measurements taken at widest points.

### Bathroom

5'9" x 13'3" (1.75m x 4.05m)

Measurements taken at widest points.

### Bedroom 2

10'4" x 7'7" (3.15m x 2.30m)

Measurements taken at widest points.

### Living Room

13'11" x 12'8" (4.25m x 3.85m)

Measurements taken at widest points.

### Kitchen

10'10" x 8'0" (3.30m x 2.45m)

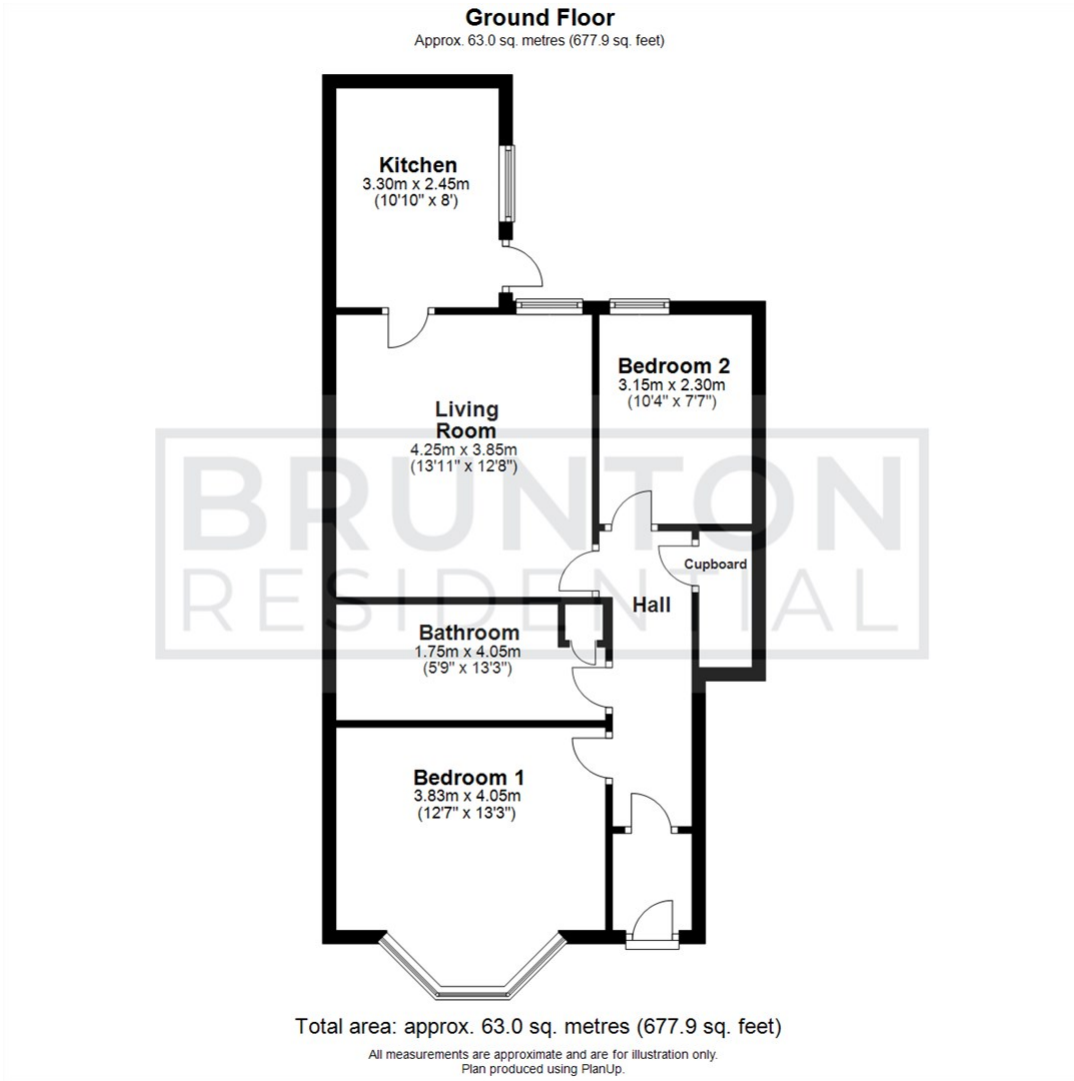
Measurements taken at widest points.

### Disclaimer.

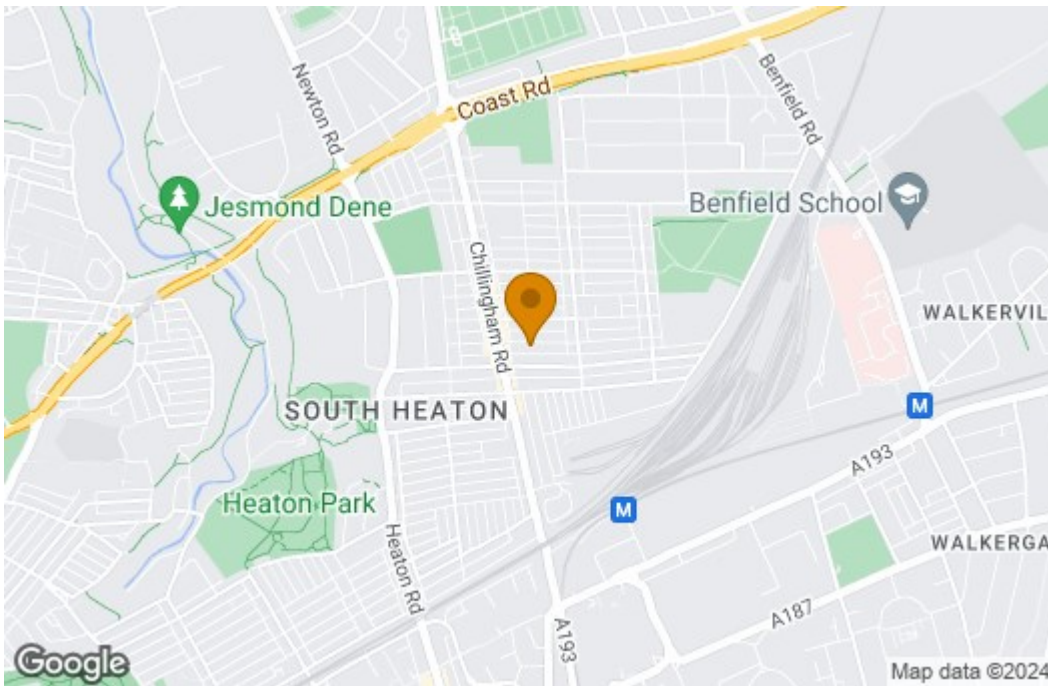
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tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

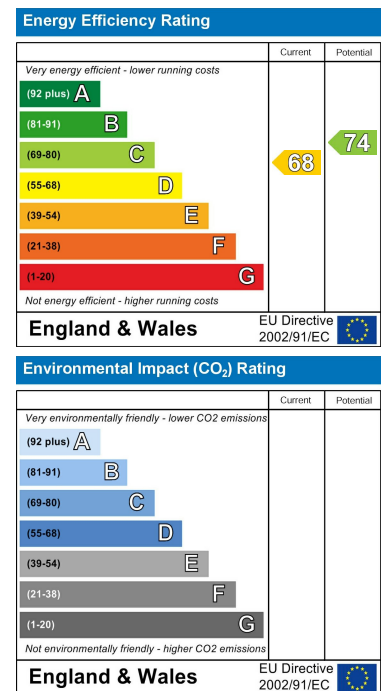
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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