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Addycombe Terrace

Heaton, NE6 5NB

UPPER FLAT - POPULAR LOCATION - TWO BEDROOM

Brunton Residential are pleased to offer for sale this two bedroom, end-terraced, upper flat on Addycombe Terrace, Heaton. The property is situated in a popular but quiet area of Heaton close to local amenities on Chillingham Road and a short drive to the Coast Road for access to Newcastle City Centre.

Offers Over £150,000

23 Addycombe Terrace

Heaton, NE6 5NB



Internally the property is well-presented and briefly comprises: entrance stairway to landing area with access to a kitchen/diner with a combination of wall and floor units, coordinated work surfaces and some fitted appliances, a bright lounge area, a bathroom with WC, basin, bath and walk-in shower and two well sized double bedrooms both with built-in storage cupboards.

Viewing is highly recommended to appreciate the property on offer, act fast to avoid disappointment.

ON THE GROUND FLOOR

Hallway

ON THE FIRST FLOOR

Landing

Kitchen/Diner

12'3" x 15'1" (3.75m x 4.61m)

Lounge

9'11" x 9'6" (3.03m x 2.90m)

Bedroom

12'8" x 9'11" (3.88m x 3.03m)

Bedroom

13'9" x 8'4" (4.21m x 2.56m)

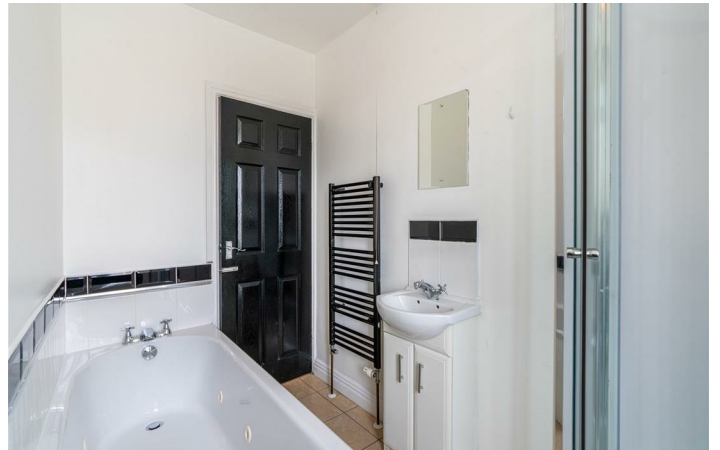
Bathroom

6'10" x 9'5" (2.09m x 2.88m)

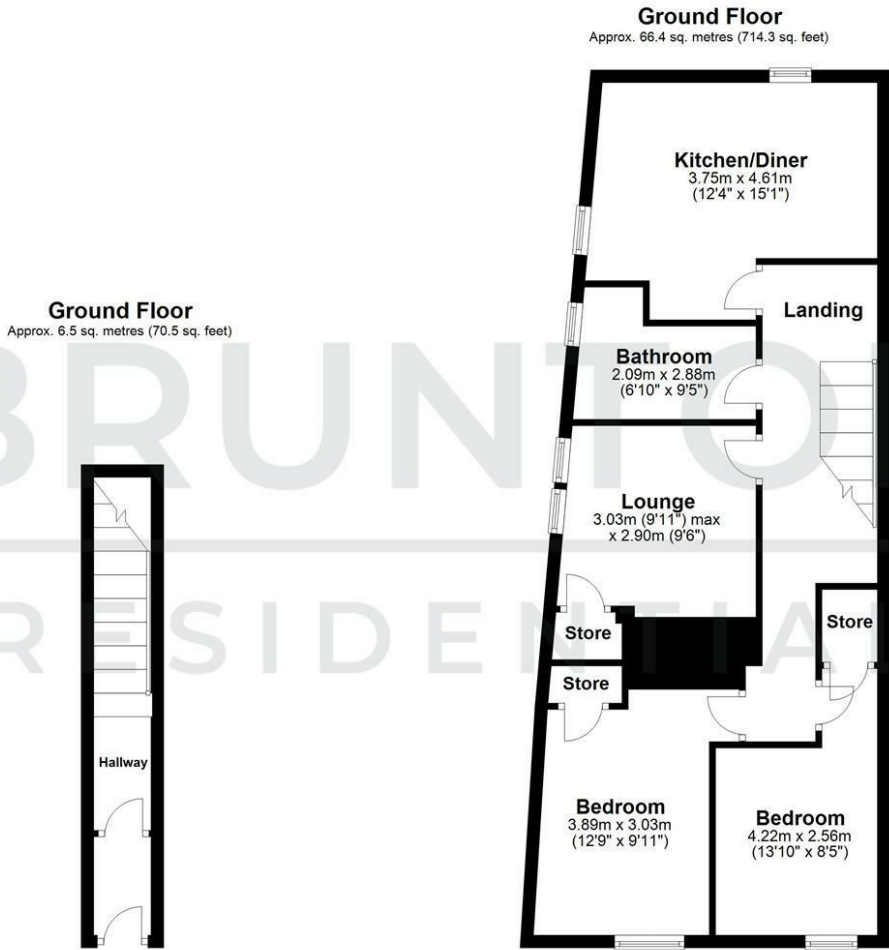
Disclaimer



- UPPER FLAT
- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- PERFECT FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A



Floor Plan



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

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

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.

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			
England & Wales		61	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			