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ROKEBY TERRACE, HEATON, NE6

Offers Over £175,000

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Super Stylish Three Bedroom Upper 'Tyneside' Flat Boasting a Wonderful Open-Plan Lounge/Diner & Kitchen, with Over 750 Sq ft of Internal Living Space, Modern Re-Fitted Shower Room & Private Rear Yard!

This excellent three bedroom upper 'Tyneside' apartment is ideally situated on Rokeby Terrace, Heaton. Rokeby Terrace which is tucked just off from Addycombe Terrace and Whitefield Terrace is perfectly positioned just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Also located nearby is the delightful Heaton Park, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, Jesmond Dene and outstanding local schooling.

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The internal accommodation briefly comprises: an entrance hallway with stairs leading to the first-floor landing which provides direct access to three bedrooms and a wonderful lounge/diner and kitchen.

The principal bedroom to the front is a double bedroom and features a walk-in bay window and exposed brick chimney breast. The remaining two bedrooms are also doubles, and are currently utilized as a home office space and a dressing room.

The lounge/diner, which also benefits from a delightful exposed brick chimney breast, provides a superb living space and flows seamlessly into the kitchen. The kitchen itself offers a range of fitted wall and base units, with access through to a recently remodelled shower room comprising a modern three-piece suite with tiled flooring.

Externally, the property enjoys a delightful town garden to the front, along with a private, enclosed rear yard with walled boundaries and access to the rear service lane.

With gas 'Combi' boiler and double glazed throughout this fantastic Tyneside apartment demands early inspection!



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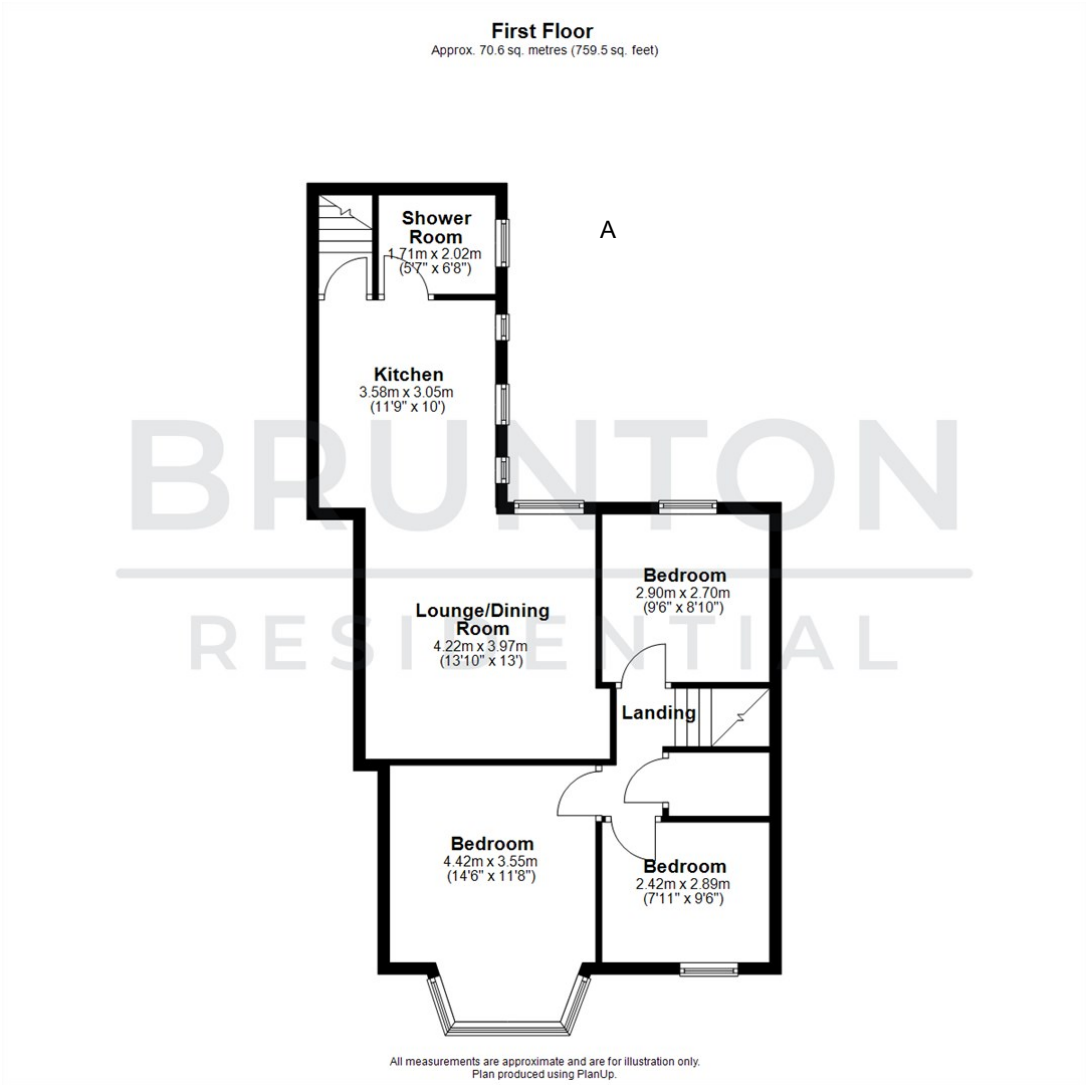
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



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