

# BRUNTON

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## RESIDENTIAL



**SIMONSIDE TERRACE, HEATON, NE6**

Offers Over £175,000

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Super Stylish Lower 'Tyneside' Flat Boasting Two Double Bedrooms, Including a Wonderful 16ft Principle Bedroom, Modern Re-Fitted Kitchen & Bathroom, with Over 700 Sq ft of Internal Living Space, & Private South Facing Rear Yard!

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

Positioned close to the Coast Road and Chillingham Road Metro Station, providing excellent transport links to the city centre and throughout the region, Simonside Terrace is also in close proximity to the delightful Heaton Park, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, Iris Brickfield and outstanding local schooling.

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The internal accommodation briefly comprises: an entrance hallway which provides direct access to two bedrooms and a wonderful lounge/diner.

The principal bedroom to the front is a great 16ft double bedroom and features a walk-in bay window and tall ceilings. The bedroom to the rear aspect, again a double with tall ceilings, enjoys aspects to the south facing rear yard.

The lounge/diner, which also benefits from tall ceilings, provides a superb living space with stripped wood flooring and provides direct access to the re-fitted kitchen and south facing rear yard. The recently re-fitted kitchen itself offers a range of fitted wall and base units, with access through to a recently remodelled bathroom comprising a modern three-piece suite.

Externally, the property enjoys a delightful town garden to the front, along with a private, enclosed south facing 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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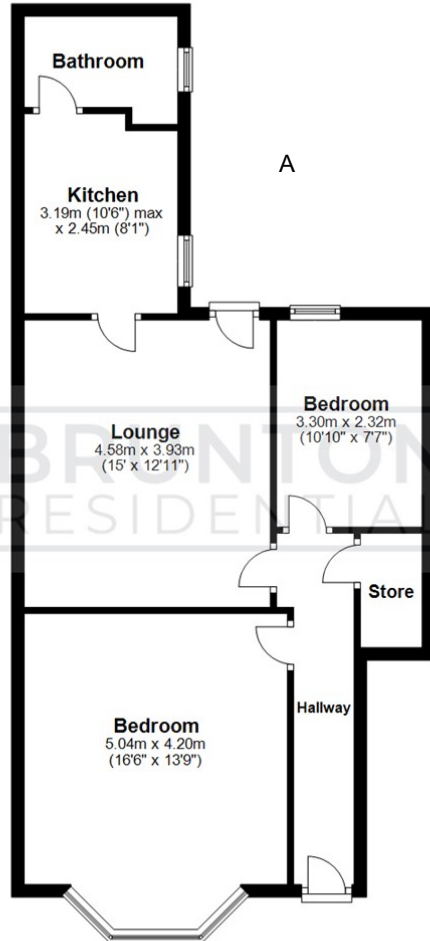
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

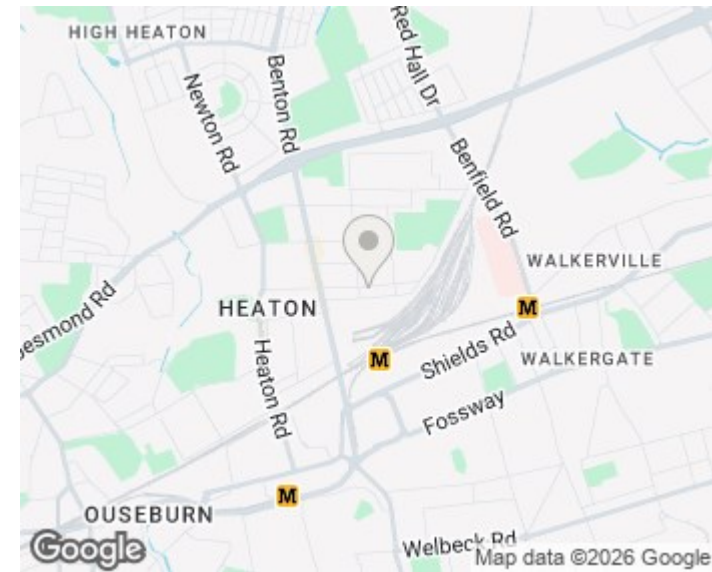
EPC RATING : C

**Ground Floor**  
Approx. 65.4 sq. metres (704.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

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



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			
		73	77
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	