



## 2 bed lower flat to buy in NE6

Whitefield Terrace, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5DT

# £140,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ Close To Amenities And Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

To be sold with no upper chain is this beautifully presented two bedroom ground floor flat located on the popular street of Whitefield Terrace in Heaton.

The property is located close to all local amenities, transport links and is a short walk from Iris Brickfield park. The property benefits from double glazing and gas central heating. The property has a shared rear yard and some outside space to the front.

Briefly comprising of :- Entrance Hall, Lounge, Fitted kitchen with a good range of wall and base units, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, breakfast bar, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

Viewings are highly recommended not to miss out on the opportunity to purchase this well presented property.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1gee1c>

Please contact the Heaton Branch on 0191 2049601 or email [heaton@pattinson.co.uk](mailto:heaton@pattinson.co.uk) for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 992

Price: £140,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Front External



## Entrance Hall

With doors off to the lounge and bedroom one.

## Lounge

*4.20m x 2.80m (13'9" x 9'2")*

Two UPVC double glazed windows to the front, storage cupboard and radiator.



## Kitchen

*3.80m x 2.30m (12'5" x 7'6")*

Fitted kitchen with a good range of wall and base units, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, UPVC double glazed window and radiator.



## Bedroom One

UPVC double glazed walk in bay window and radiator.



## Bedroom Two

UPVC double glazed window and radiator.



## Bathroom/WC

2.40m x 1.60m (7'10" x 5'2")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, UPVC double glazed and radiator.



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## Rear Yard

Approx Gross Internal Area  
62 sq m / 669 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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