



## 2 bed lower flat to buy in NE6

Hotspur Street, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5BE

**£160,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this well presented and modernised two bedroom ground floor flat which is ideally located close to all local amenities and Chillingham Road Metro station.

The property briefly comprises; entrance hall with doors off to the lounge, bedrooms and under stairs storage cupboard, lounge, modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, door to the rear yard, UPVC double glazed window and radiator. Two bedrooms and three piece bathroom/WC.

Externally to the rear is a south facing shared yard which is mainly concrete with walled and fenced boundaries.

The property benefits from gas central heating and UPVC double glazing.

Leasehold 999 years from 29th April 2010 should you proceed with this purchase these details must be verified by your solicitor.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g26979>

Please contact the Heaton Branch on for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 983

Price: Offers Over £160,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, bedrooms and understairs storage cupboard.

## Lounge

4.17m x 3.72m (13'8" x 12'2")

UPVC double glazed window to the rear and radiator.



## Kitchen

3.43m x 2.20m (11'3" x 7'2")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, door to the rear yard, UPVC double glazed window and radiator.



## Bedroom One

5.17m x 4.19m (16'11" x 13'8")

UPVC double glazed walk in bay window to the front and radiator.



## Bedroom Two

3.19m x 2.55m (10'5" x 8'4")

UPVC double glazed window to the rear and radiator.



## Bathroom/WC

2.66m x 2.12m (8'8" x 6'11")

White three piece bathroom/WC comprising; P shaped bath with shower over and glass screen, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.



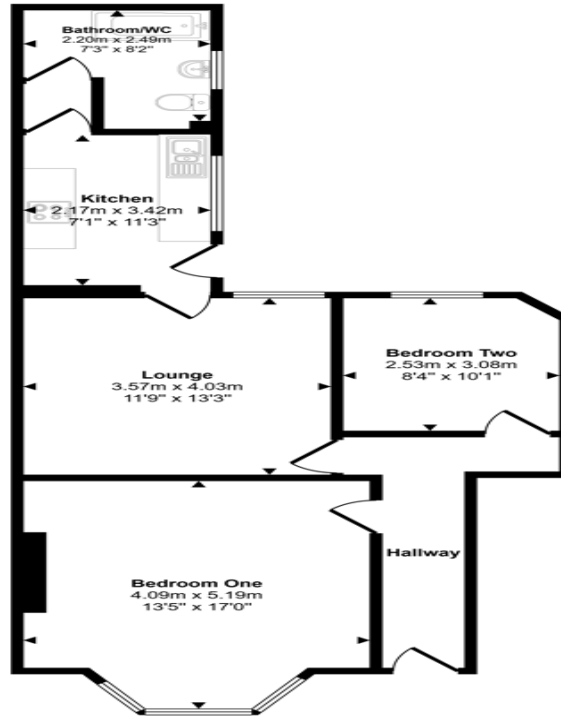
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## Rear Yard

South facing shared rear yard which is mainly paved with walled boundaries incorporating double gates leading to the rear lane.



Approx Gross Internal Area  
64 sq m / 694 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>	71	76
(55-68) <b>D</b>		
(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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