



### 3 bed upper flat to buy in NE6

Trewhitt Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5DY

# £165,000

🛏 x3 🚿 x1 🚻 x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ 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 three bedroom first floor flat in this favoured residential street.

The accommodation comprises; entrance area with stairs to the first floor, lounge, kitchen towards the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel one and a half sink with mixer tap, space for appliances, tiled walls, door to the rear yard, UPVC double glazed window and radiator. Three bedrooms and bathroom/WC.

Externally to the rear is a shared rear yard which is mainly paved with walled and fenced boundaries incorporating gates to the rear lane.

The property benefits from UPVC double glazing, gas central heating and no onward chain.

Leasehold 999 years from 5th October 1984 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/1ga1g2cf83>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 957

Price: £165,000

Property Type: Upper 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, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



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## Entrance Hall

With stairs to the first floor.

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## First Floor Landing

With doors off to the lounge and bedrooms.

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## Lounge

4.60m x 3.78m (15'1" x 12'4")

UPVC double glazed window to the rear, built in storage cupboard and radiator.



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## Kitchen

2.38m x 1.85m (7'9" x 6'0")

Towards the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel one and a half sink with mixer tap, space for appliances, tiled walls, door to the rear yard, UPVC double glazed window and radiator.



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## Bedroom One

5.30m x 3.79m (17'4" x 12'5")

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



## Bedroom Two

3.46m x 2.43m (11'4" x 7'11")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

3.16m x 2.42m (10'4" x 7'11")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

1.71m x 1.46m (5'7" x 4'9")

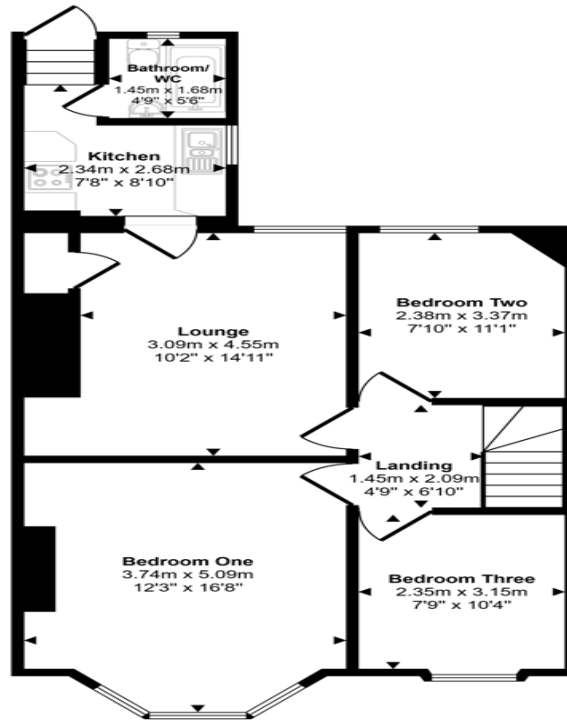
White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.



## Rear Yard

South facing private rear yard mainly paved with brick built shed and walled boundaries incorporating gates leading to the rear lane.

Approx Gross Internal Area  
68 sq m / 728 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>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	51	
(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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