



## Biddlestone Road Heaton

- Ground Floor Flat
- Two Bedrooms
- Double Glazing
- No Upper Chain
- South Facing Rear Yard

**£125,000**



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# Biddlestone Road

Heaton, NE6 5SP

This spacious 2 bedroom ground flat is located in a very popular area of Heaton. The property offers easy access to good local amenities and transport links on Chillingham Road. Offered for sale with no upper chain. The property has a spacious lounge, kitchen, two bedrooms, bathroom/w.c. and south facing rear yard. Also benefitting gas central heating and double glazed windows.

## Entrance Hall

Entrance door.

## Lounge 14'10 x 10'5 (4.52m x 3.18m)

Double glazed window to rear, radiator.

## Kitchen 9'11 x 8'5 (3.02m x 2.57m)

Fitted with a range of wall and base units, gas cooker point, space for automatic washing machine, part tiled walls, wall mounted central heating boiler, radiator, double glazed window to rear, double glazed door to rear.

## Bedroom One 16'10 x 13'5 (5.13m max x 4.09m max)

Double glazed bay window to front, alcove, radiator.

## Bedroom Two 10'5 x 7'5 (3.18m x 2.26m)

Double glazed window to rear, cast iron fire surround, radiator.

## Bathroom/WC

White three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed frosted window to rear.

## Externally

Externally there is a south facing rear yard.

## TENURE

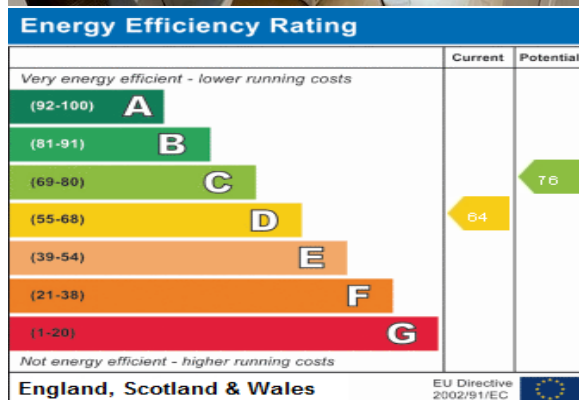
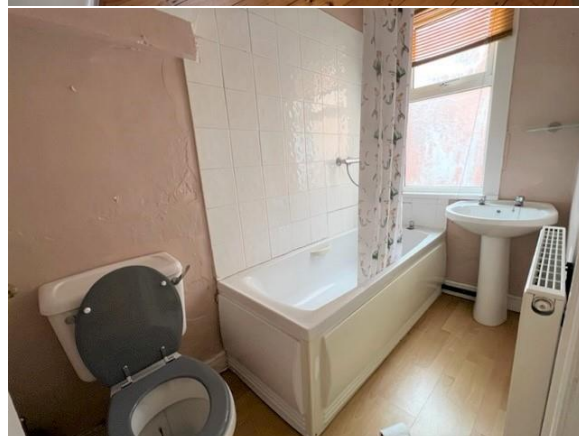
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 year lease to be created

**Council Tax Band: A**

**EPC Rating: D**

JR3540/MJ/AJ/11.3.2021/V.1



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