



Tosson Terrace | Heaton | NE6 5EA

£149,950

Presenting an excellent opportunity for first-time buyers and investors alike, this well-proportioned terraced flat is offered for sale with the added benefit of no upper chain, ensuring a smooth and swift transaction process. Situated in a highly sought-after location, the property boasts convenient access to superb public transport links and is within close proximity to beautiful nearby parks—ideal for those seeking a peaceful retreat within the city.

ROOK
MATTHEWS
SAYER



X2



X1



X1

Two bedroom ground floor Tyneside Flat

Private rear yard

Prime Heaton Location

Peppercorn Leasehold - 999 years from 15 March 1999

EPC rating D / Council Tax Band A

No upper chain

For any more information regarding the property please contact us today

ENTRANCE PORCH:

Entrance door, glazed top light, coving to ceiling.

ENTRANCE HALLWAY:

Part glazed entrance door, under stairs cupboard, radiator.

LOUNGE: 12'7 (3.85m) max x 14'7 (4.45m)

Period style fire surround, tiled Inset & hearth, fitted gas fire, one alcove, built in cupboard, television point, picture rail, double radiator.

KITCHEN: 9'3 (2.8m) x 8'3 (2.51m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for auto washer, part tiled walls, wall mounted central heating boiler, radiator, double glazed window to the rear, door to rear.

BATHROOM/WC:

White panelled bath with electric shower over, wash hand basin, low level wc, extractor fan, part tiled walls, radiator, two double glazed frosted windows to the rear.

BEDROOM ONE: 13'7 (4.14m) max x 16'9 (5.11m)

Double glazed bay window to the front, two alcoves, coving to ceiling, picture rail.

BEDROOM TWO: 11'0 (3.36m) max x 7'9 (2.37m)

Double glazed window to the rear, radiator.

EXTERNALLY:

Private rear yard with gated access for vehicles.



T: 0191 281 6700

Jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: REAR YARD/ ON STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

COUNCIL TAX BAND: A

EPC RATING: D

JR00004567.MJ.KC.28/8/25.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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