



ROOK
MATTHEWS
SAYER

Rokeby Terrace | Heaton | NE6 5SU

Offers over £180,000

This well presented two-bedroom first floor flat is for sale in sought after Heaton and is well suited to first-time buyers looking for a convenient home close to local amenities.

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x2



x1



x1

First Floor Flat

Perfect for First Time Buyers

Open Plan Lounge / Dining Area

Peppercorn Ground Rent

Private South Facing Yard

Council Tax Band A

Close to Local Amenities

EPC Rating C

For any more information regarding the property please contact us today

LOUNGE/DINING AREA: 13'10 x 23'0, (4.21m x 7.01m into coves), 2 double glazed windows to rear, wood mantle, electric fire, alcoves, 2 double radiators, opening to lounge from dining room.

KITCHEN: 10'3 x 11'1, (3.11m x 3.37m), fitted with a range of wall & base cupboards, work surfaces, 1 ½ bowl sink unit, built in electric oven and hob, space for automatic washing machine and dishwasher, part tiled walls, combination boiler, 2 double glazed windows to side.

BEDROOM ONE: 15'3 x 12'3, (4.65m into bay x 3.74m into coves), double glazed bay window to front, alcoves, period mantle, picture rail, radiator.

BEDROOM TWO: 10'3 x 8'10, (3.12m x 2.68m), 2 double glazed windows to front, radiator.

BATHROOM/W.C.: 6'7 x 6'8, (2.01m x 2.02m) white 3 piece suite comprising paneled bath, tap, pedestal wash hand basin, low level w.c., tiled splash back, tiled around bath, double radiator, 2 double glazed frosted windows to side.

REAR GARDEN: Private south facing yard.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No – some variable indoors

Parking: On Street

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.

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 years from 21st December 1990

Ground Rent: 1 Peppercorn

COUNCIL TAX BAND: A

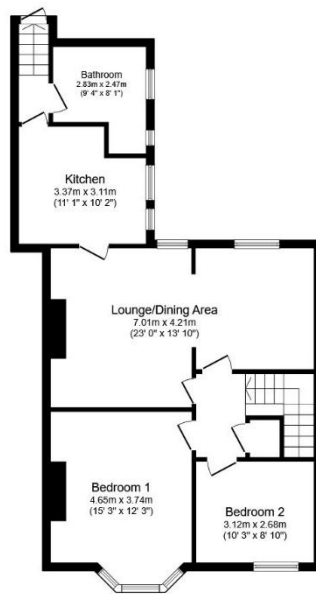
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Floor Plan

Floor area 77.0 sq.m. (828 sq.ft.)

Total floor area: 77.0 sq.m. (828 sq.ft.)

108 Rokeby Terrace, NE6 5SU

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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