



Warton Terrace | Heaton | NE6 5DX

£175,000

This well positioned two bedroom ground floor flat. Situated just a short walk from Chillingham Road which has a range of shops, bars and restaurants.

RMS | Rook
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Sayer

 x2  x1  x1

Ground Floor Flat

Close to Local Amenities

Two Bedrooms

**Leasehold – 999 years from 9
November 1998**

Prime Heaton Location

EPC Rating C

Council Tax Band A

For any more information regarding the property please contact us today



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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VESTIBULE: Entrance door.

ENTRANCE HALL: Part glazed entrance door, under stairs cupboard, radiator.

LOUNGE: 12'6 x 15'1, (3.81m into coves x 4.58m), double glazed window to rear, alcoves, picture rail, 2 radiators.

KITCHEN: 8'8 x 8'4, (2.65m length x 2.55m width), wall & base cupboards, work surfaces, single drainer sink unit, built in electric oven and hob, extractor hood, part tiled walls, tiled floor, double radiator, double glazed window to side, double glazed frosted door to side.

BEDROOM ONE: 17'9 x 13'9, (5.42m into bay x 4.20m into coves), double glazed bay window to front, alcoves, period fireplace, coving to ceiling, double radiator.

BEDROOM TWO: 11'5 x 7'11, (3.48m x 2.42m), double glazed window to rear, small period fireplace, picture rail, radiator.

BATHROOM/W.C: 5'6 x 8'3, (1.68m x 2.51m), white 3 piece suite comprising of a paneled bath with electric shower over pedestal wash hand basin, low level w.c., part tiled walls and tiled floor, double glazed frosted windows to side and rear.

REAR YARD: Private.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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.

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.

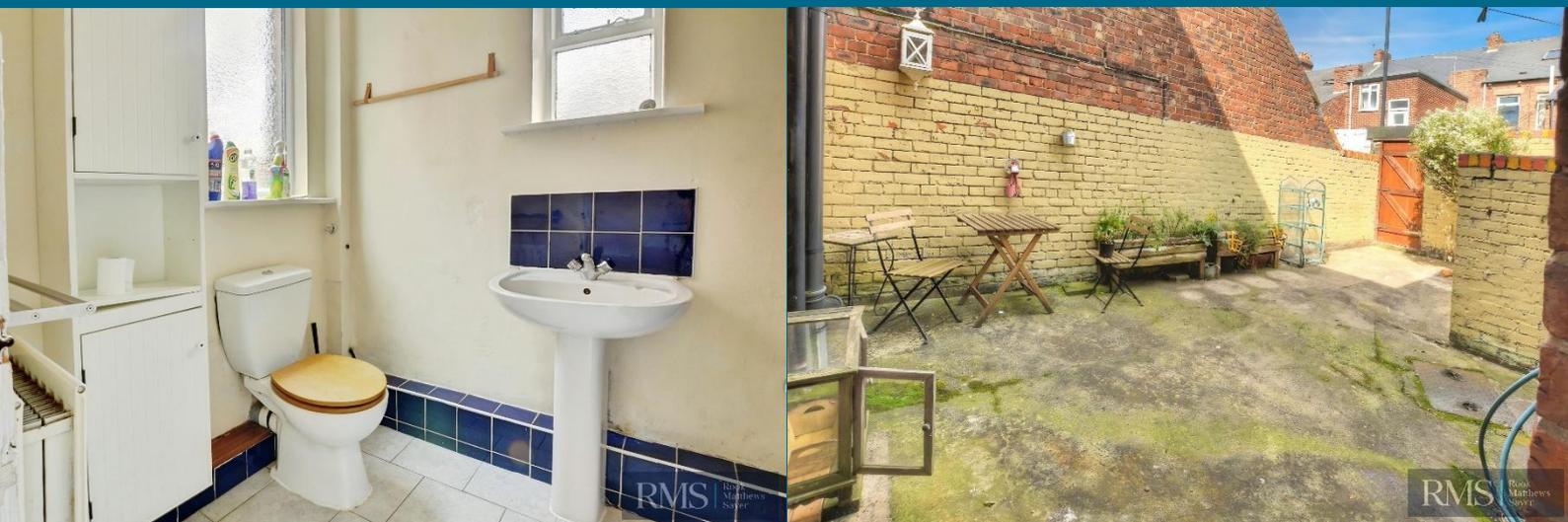
Length of Lease: 999 years from 9 November 1998

Ground Rent: N/A

COUNCIL TAX BAND: A

EPC RATING: C

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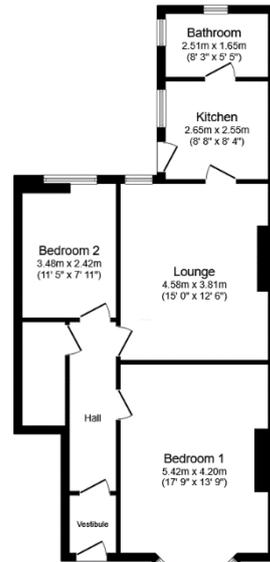


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185 Warton Terrace, Newcastle upon Tyne, NE6 5DX



Floor Plan

Floor area 69.1 sq.m. (744 sq.ft.)

Total floor area: 69.1 sq.m. (744 sq.ft.)

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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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