

Warton Terrace | Heaton | NE6 5DX

Offers Over £200,000

For sale – a well-presented two-bedroom flat on Warton Terrace in the popular Heaton area of Newcastle upon Tyne. Neutrally decorated throughout, the property offers bright, well-proportioned rooms with high ceilings and attractive period details.

The reception room provides a comfortable main living space, featuring a fireplace with a working gas fire, and ample room for both seating and dining. A separate modern kitchen is fitted with white cabinetry, oak worktops, tiled splashbacks and an integrated oven, with good natural light and practical workspace.

There are two bedrooms, each with neutral décor and large windows helping to create a calm, airy feel. The bathroom is finished in a traditional style with a white suite, over-bath shower, wood-effect flooring and pale blue walls. Outside, there is a private rear yard with gated access, offering useful low-maintenance outdoor space for seating, bikes or storage.

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Two bedroom first floor flat

Prime location in Heaton

Private rear yard

Bright rooms with high ceilings

Modern kitchen

Traditional bathroom with over-bath shower

EPC rating TBC/ Council tax band A

For any more information regarding the property please contact us today

ENTRANCE PORCH:
Staircase to first floor.

FIRST FLOOR LANDING AREA:
Doors off to both bedrooms, living room and bathroom WC, radiator.

LOUNGE: 14'5 x 12'5 (4.39m x 3.78m)
Double glazed window to the rear, original period fireplace, two alcoves, radiator, under floor sound insulation, door to kitchen.

KITCHEN: 13'10 x 7'11 (4.22m x 2.42m)
Modern units and cupboards, oak work tops, integrated electric oven and electric hob, single drainer sink unit, tiled splashbacks, space for fridge/freezer, space for auto washer, double glazed window to the side, tall radiator, door to rear yard.

BATHROOM/WC: 10'9 x 7'2 (3.28m x 2.18m)
Double glazed frosted window to the rear, 3-piece bathroom suite comprising; wash hand basin, high level cistern toilet with long chain handle flush, bath with mains fed shower over, radiator with overhanging towel rail, fire surround.

BEDROOM ONE: 17'11 x 12'5 (5.47m x 3.78m)
Double glazed bay window to the front, two alcoves, 3 radiators, under floor sound insulation, original fireplace.

BEDROOM TWO: 10'8 x 7'2 (3.24m x 2.18m)
Double glazed window to the front, radiator.

EXTERNALLY:
Private rear yard.

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PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL HEATING
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: NO
Parking: 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.

- Peppercorn Leasehold - 999 years from 1 August 1985

COUNCIL TAX BAND: A

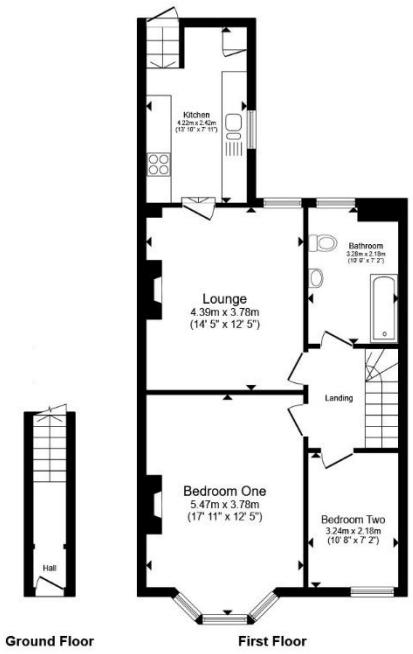
EPC RATING: TBC

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Total floor area 70.1 m² (755 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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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.

The Property Ombudsman

EPC RATING TBC

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