



Simonside Terrace Heaton

- Two bedroom ground floor flat
- No upper chain
- Private rear yard
- Peppercorn Leasehold
- Council tax band A
- EPC rating C

£ 135,000



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Simonside Terrace

Heaton, Newcastle upon Tyne, NE65LF

A ground floor 2-bedroom flat, ideally positioned with excellent public transport links and local amenities close by. While the property does require some renovation, it holds considerable potential for those looking to put their own stamp on their new home.

The layout of the flat is thoughtfully designed to maximise living space. It features one cosy reception room, ideal for entertaining or unwinding after a long day. The flat also benefits from a functional kitchen area, which, with some refurbishment, could become the heart of the home.

The property boasts two well-sized bedrooms, with the master bedroom being of a generous double size. The additional bedroom offers further space and flexibility, which could be utilised as a home office, guest room or a child's bedroom. The flat also includes one bathroom and a private rear yard.

The property falls within council tax band A and has an EPC rating of C.

In summary, this flat, with its convenient location and potential for personalisation, offers an excellent opportunity for those looking to create their dream city living space. Whether you are a first-time buyer looking to step onto the property ladder, an investor seeking a promising project, or a commuter desiring close proximity to transport links, this property could be the perfect fit for you.

ENTRANCE PORCH

Entrance door, coving to ceiling.

RECEPTION HALL

Part glazed entrance door, understairs cupboard, and radiator.

LOUNGE – 12'8 max x 14'11 (3.86m max x 4.55m)

Sash window to the rear, one alcove, built in cupboard housing central heating boiler.

KITCHEN – 7'3 x 7'11 (2.21m x 2.41m)

Fitted with a range of wall and base units, single drainer sink unit, built in oven, built in gas hob, extractor hood, space for auto washer, radiator, window to rear, door to rear.

BEDROOM 1 – 16'9 max x 13'5 (5.11m max x 4.09m)

Bay window to the front, two alcoves, period fire surround, coving to ceiling, picture rail, ceiling rose, radiator.

BEDROOM 2 – 7'6 x 11'5 max (2.29m x 3.48m max)

Sash window to the rear, cast iron fire surround, radiator.

BATHROOM/W.C

White 3 piece suite, panelled bath with mains fed shower over, wash hand basin, low level w.c, extractor fan, double glazed frosted window to the rear.

EXTERNAL

Rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

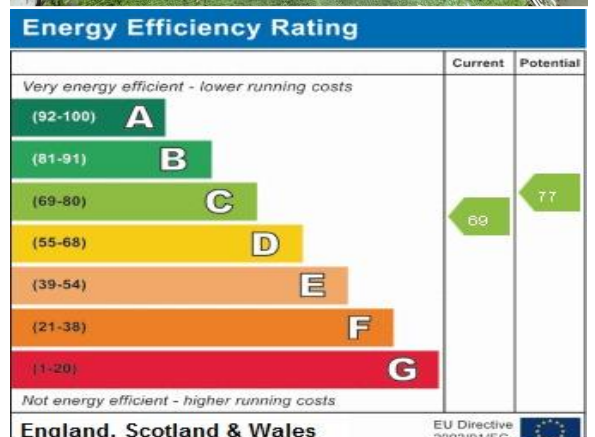
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Peppercorn Leasehold - 999 years from 15 March 1985

COUNCIL TAX BAND: A

EPC RATING: C

JR00004216.MJ.KC.25/04/24.V.1



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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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