



Addycombe Terrace Heaton

- Ground floor flat
 - Two bedrooms
 - Private front and west facing rear garden
 - Close to local amenities and transport links into the city centre
 - Leasehold - 999 years from 5 January 1996
 - Council tax band A
 - EPC to be confirmed
- £ 160,000**



0191 281 6700
51 St Georges Terrace, Jesmond, NE2 2SX

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MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
jesmond@rmsestateagents.co.uk

Addycombe Terrace

Heaton

Step right into your dream home! This delightful semi-detached flat is currently on the market and awaiting its new owners. Ideally suited for first-time buyers, it's a wonderful opportunity to get a foot on the property ladder.

The flat boasts two cosy bedrooms, perfect for a small family, guest room or a working professional in need of a home office. A single, well-appointed bathroom serves the property. The heart of the home is the charming kitchen, bathed in natural light and featuring a door leading directly to the garden. Imagine the pleasant summer evenings spent dining al fresco, or the joy of a quiet morning coffee in your own private outdoor space.

The property also offers a welcoming reception room. It's the ideal spot to relax after a long day, or to host friends and family for a movie night or a catch-up over tea. One of the major benefits of this property is its location. Not only are there excellent public transport links nearby, but you'll also find local amenities and schools within easy reach. Plus, for those who enjoy spending time outdoors, there are several parks close by. The property falls under Council Tax Band A, making it an affordable choice for those looking to manage their budget effectively.

ENTRANCE HALL

Double glazed door, hallway, understairs cupboard, and radiator.

LOUNGE – 12'5 x 14'4 (3.79m x 4.36m)

Double glazed window to the rear, one alcove, built in cupboard, double radiator, television point, wooden fire surround, living flame gas fire.

KITCHEN – 12'9 x 8'1 (3.90m x 2.47m)

Range of wall and base units, gas cooker point, 1 ½ sink unit, double radiator, door to rear, double glazed window to rear.

BEDROOM 1 – 16'7 (5.04m) into bay x 11'6 (3.51m) to front of wardrobes

Double glazed bay window to front, built in wardrobes, double and single radiator, coving to ceiling.

BEDROOM 2 – 10'8 x 8'0 (3.24m x 2.42m)

Double glazed window to the rear, radiator.

BATHROOM/WC – 5'6 x 8'1 (1.69m x 2.47m)

Three piece suite comprising; low level wc, wash hand basin in vanity unit, panelled bath with electric shower over, radiator, double glazed frosted window to the rear, laminate flooring, tiled walls.

EXTERNAL

Rear Garden – Artificial lawn, fenced boundaries, garden shed.
Front Garden with artificial grass and mature shrubs and flower, tree border.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS CENTRAL HEATING
Broadband: FIBRE
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.

COUNCIL TAX BAND: A

EPC RATING: TBC

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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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