Brannen&Partners

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King John Street, Newcastle Upon Tyne





Approximate total area(1)

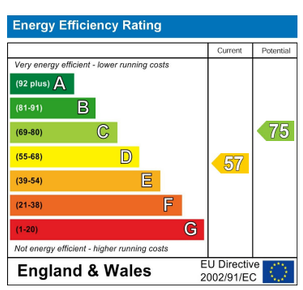
594 ft²

55.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £165,000

Description

WELL PRESENTED AND PROPORTIONED TWO BEDROOM GROUND FLOOR FLAT IDEALLY SITUATED WITHIN THE SOUGHT AFTER AREA OF HEATON

Brannen & Partners are delighted to welcome to the market this well presented two bedroom ground floor flat, perfectly positioned within the sought after area of Heaton, Newcastle Upon Tyne. Boasting spacious accommodation, the home presents two good sized bedrooms, warm and inviting living space, modern kitchen and stylish bathroom, complete with a south facing shared rear yard.

Briefly comprising: Ample entrance hallway connects to the principal rooms of the home, whilst housing two integral storage cupboards.

Progressing into the heart of the home, the warm and inviting living space presents a feature fireplace housing a gas fire, finished with an integral storage cupboard incorporated to one of the alcoves. From here, the kitchen can be accessed.

Modern in design, the practical kitchen is furnished with white cabinetry framed with wood effect worktops, incorporating designated space for appliance and an extractor hood. A door gives access to the rear yard.

Back to the hallway, the two bedrooms are accessible. The primary bedroom is positioned to the front of the property, flooded with natural light due to the large bay window. Whilst the second bedroom is of a good size and overlooks the rear yard.

Finalising the home, the stylish bathroom sits between the two bedrooms. Thoughtfully configured, the bathroom offers metro style wall tiling and decorative floor tiling, finished with a WC, pedestal wash basin, heated towel rail and bath with rainfall shower overhead.

Externally, the shared rear yard features a southerly aspect, welcoming the sun throughout the day. Gate access leads out to the rear lane.

Ideally situated on this popular residential street only a stone's throw from shops, restaurants and amenities on Chillingham Road, Heaton. The Metro station is close by as well as road/bus links to the city centre and surrounding towns.

Hallway
13'10" x 3'4"

Living Room
14'3" x 10'6"

Kitchen
10'4" x 7'3"

Bedroom One
8'3" x 12'5"

Bedroom Two
10'8" x 7'8"

Bathroom
5'3" x 7'6"

Rear Yard

Tenure
Leasehold - Share of Freehold - 956 years remaining





