







- No Upper Chain
- Two Bedrooms
- Rear Yard
- Leasehold
- Call For More Information
- Ground Floor
- Close To Amenities
- Council Tax Band \*A\*
- Viewing Recommended







This two-bedroom ground floor, period terrace flat is situated on the ever-desirable Rothbury Terrace in Heaton and would make an ideal purchase for the first time buyer, down-sizer or investor alike. Offered for sale with the benefit of no upper chain.

Located in Heaton the property benefits from a wealth of local amenities on its doorstep including schools, shops, supermarkets, cafes, restaurants and leisure facilities With further amenities easily accessed via regular public transport and metro links in Newcastle city centre.

Internally the accommodation briefly comprises: - entrance hallway, main bedroom with bay window, bedroom two, spacious lounge, kitchen with fitted units, and three-piece bathroom with shower over bath. Externally there is a private yard to the rear. Further benefits include gas central heating and double glazing.

For more information and to book a viewing, please call our sales team on 0191 270 1122.

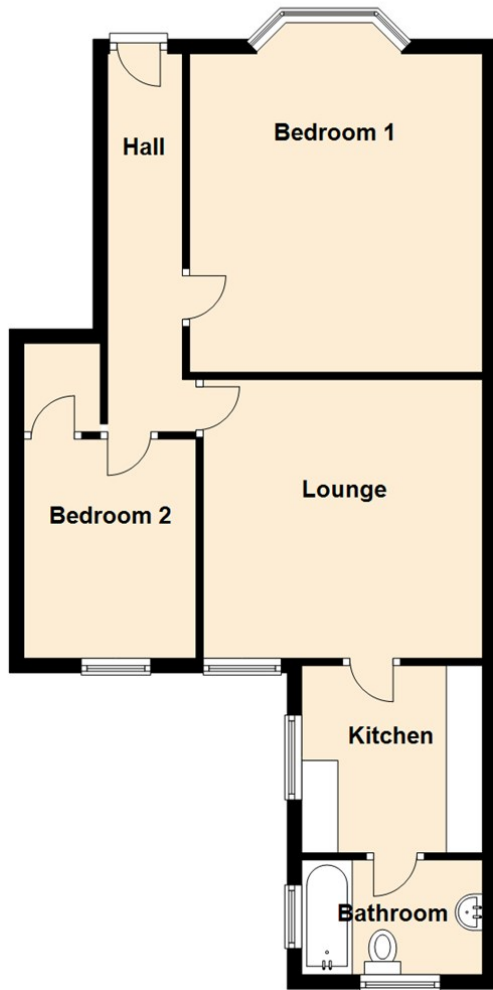
#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*A\*.



Ground Floor



Lounge 14'1" x 12'5" (4.30 x 3.80)

Kitchen 8'4" x 8'7" (2.55 x 2.62)

Bedroom One 13'5" x 17'2" (4.10 x 5.25)

Bedroom Two 11'5" x 7'2" (3.50 x 2.20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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