





- First Floor Flat
- Three Bedrooms
- Transport Links Nearby
- Leasehold
- Viewing Recommended
- No Upper Chain
- Private Rear Yard
- Close To Amenities
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/V6WLoIH2R8> ****

This three-bedroom, first-floor flat is positioned on Rothbury Terrace, a popular location in Heaton. The property will appeal to a variety of buyers and is offered for sale with the benefit of no upper chain.

The location is close to a wealth of amenities on and around Chillingham Road, with easy access to Newcastle Business Park and city centre. There are also excellent transport links in the area.

Internally the accommodation briefly comprises: - entrance and stairs to the first-floor landing, spacious lounge, kitchen with fitted wall and floor units, shower room/w.c., and three good-sized bedrooms, the generous main with a bay window. The property also benefits from gas central heating and double glazing. Externally there is a private rear yard to the rear.

Early viewings come highly recommended. For more information and to book a viewing please call our Heaton branch on 0191 270 1122.

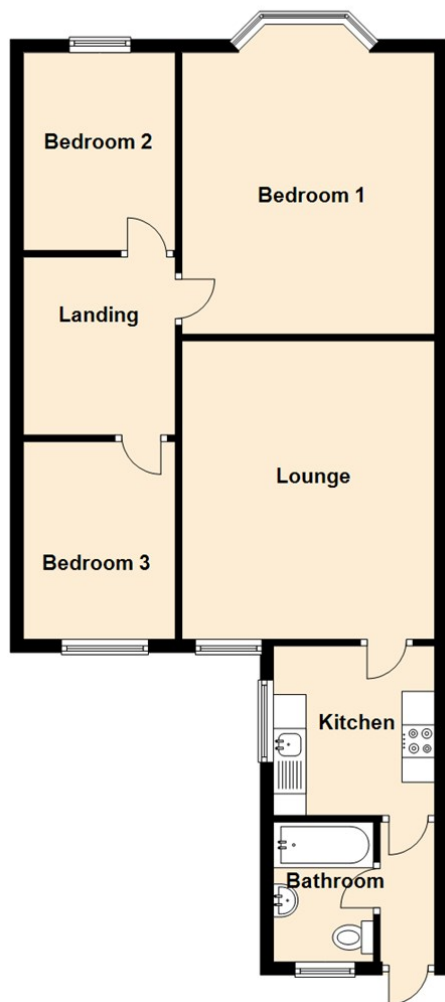
Tenure

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

Council Tax band *A*.



Ground Floor



The difference between house and home

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www.janforsterestates.com

Lounge 15'0" x 12'8" (4.58 x 3.88)

Kitchen 8'2" x 8'3" (2.49 x 2.53)

Bedroom One 12'7" x 14'1" (3.86 x 4.30)

Bedroom Two 11'1" x 7'8" (3.40 x 2.34)

Bedroom Three 9'11" x 7'7" (3.03 x 2.33)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

