

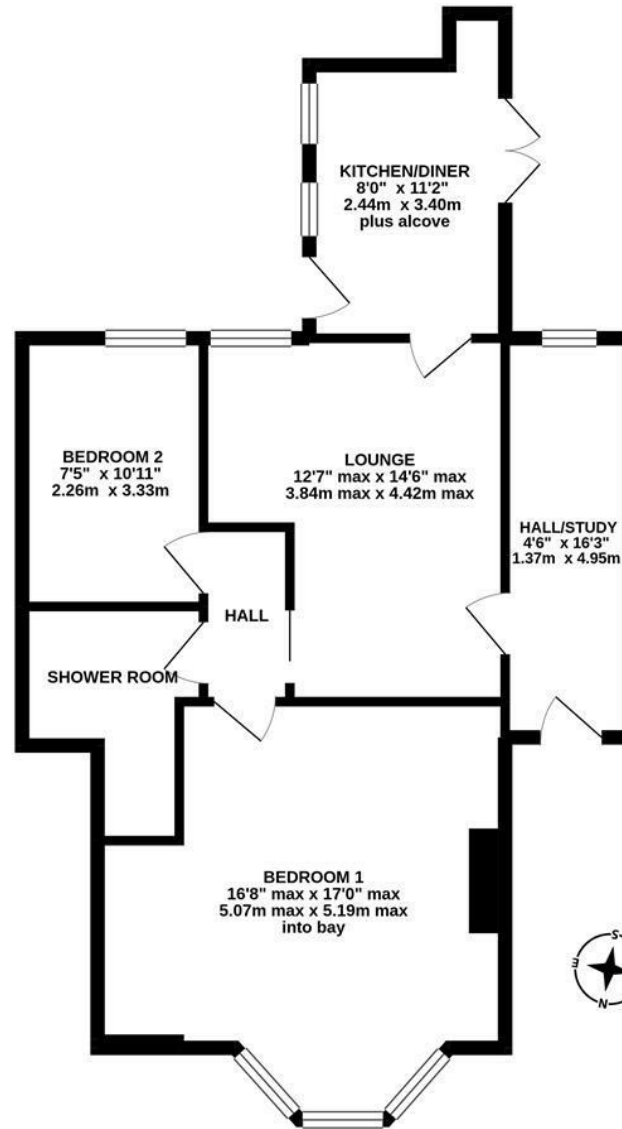
With No Onward Chain & South Facing Rear Yard! A two bedroom lower flat ideally located on Simonside Terrace, Heaton. Close to Chillingham Road, Simonside Terrace, is conveniently situated just a short stroll to the shops, cafes and restaurants as well as excellent transport links into the City and beyond.

Boasting over 700 Sq ft, the internal accommodation briefly comprises: Entrance hall/study; lounge; kitchen diner with fitted wall and base units together with work surfaces, French doors to side access/gravel area, dual windows and side door access to private rear yard; shower room with three piece suite; bedroom one measuring 17ft with walk in bay; bedroom two with window overlooking rear yard. Externally, a front town garden with fenced boundary. South West facing side garden laid to gravel with fenced boundary. Private south facing rear yard laid to artificial grass with fenced boundaries and gated access to the rear service lane. Fully double glazed with gas central heating and no onward chain, an internal inspection is essential.

Ground Floor Flat | 721 Sq ft (67.0m²) | Two Bedrooms | Lounge | Hall/Study | Kitchen Diner | Shower Room | Front Town Garden | Side Garden Laid to Gravel | South Facing Rear Yard | GCH & DG | No Onward Chain | EPC: D

Offers Over £140,000

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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