



**ronbreen**  
Estate Agents

230 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5LP

Tel: 0191265 9339

Email: ronbreen@hotmail.co.uk

Web: www.rbreen.co.uk



## 89 Trew hitt Road, Heaton, Newcastle upon Tyne, NE6 5LU

- . An attractive 2 bedroom ground floor mid terraced flat
- . Lounge
- . Kitchen
- . Investment opportunity
- . yard to rear with astro turf
- . Council tax band A
- . EPC rating C
- . On street parking

**£165,000**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**



To the market we offer this attractive 2 bedroom ground floor mid terraced flat that benefits from UPVC double glazing throughout and combi boiler central heating. This is an ideal property for 1st time buyers or investment opportunity. The property is currently rented until April 2025 and is compliant with the council for the licence scheme. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to front, inner glazed door, carpet to hallway, double radiator, understairs cupboard.

**LOUNGE** 12.1 x 10.5  
Natural stripped flooring, single radiator, natural stripped doors, storage cupboard, UPVC double glazed window to rear.

**KITCHEN** 7.9 x 8.6  
Base and wall units in light beech, black laminate worktops, stainless steel sink unit, free standing electric cooker, tiled splashbacks, Baxi combi boiler, lino flooring, UPVC double glazed window and door to rear, spotlights, wired heat sensor

**BEDROOMS**  
1) 12.1 x 11.9  
Carpet flooring, coved ceiling, UPVC double glazed bay window to front, double radiator, natural stripped door.

2) 7.10 x 10.7  
Carpet flooring, single radiator, natural stripped door, UPVC double glazed window to rear.



SHOWER ROOM/ WC	14.5 x 7.8 Lino flooring, corner shower cubicle with combi mixer shower, pedestal washbasin, low level WC, double glazed window, towel rail, extractor fan.
HEATING	Baxi combi central.
DOUBLE GLAZING	UPVC double glazing throughout.
EXTERNAL	Small townhouse garden to front Yard to rear with astro turf
TENURE	Leasehold.
ADDITIONAL	
VIEWING	By appointment with Ron Breen Estate Agents.



## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

 Email

89 Trewitt Road  
NEWCASTLE UPON TYNE  
NE6 5LU

Energy rating

C

Valid until

2 December 2034

Certificate number

7208-3944-7209-5484-6200

**Property type**

Ground-floor flat

**Total floor area**

65 square metres

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)