



**WALTON  
ROBINSON**



**For Sale**

## 95 Heaton Road, Heaton NE6 5HJ

Offers Over £110,000 Leasehold



GROUND FLOOR FLAT with TWO DOUBLE BEDROOMS, lounge, kitchen, bathroom and GARDENS to front and rear. Priced to reflect modernisation is required. No onward chain and vacant possession. Viewing highly recommended.

A private front entrance door leads to the hallway which provides access to all of the accommodation. The lounge is located to the front of the property with an attractive bay window and gas fire. The master bedroom overlooks the front elevation, and the second double overlooks the rear. Alongside the rear bedroom is the bathroom benefiting from a bath with shower over, WC and wash hand basin. To the rear is a kitchen which provides access to a small garden. Benefiting from uPVC double glazing and gas central heating. Externally there is garden area to the front and on street parking.

- Ground Floor Flat
- Vacant Possession
- Modernisation Required
- On Street Parking
- uPVC Double Glazing
- No Onward Chain
- Two Double Bedrooms
- Gardens To Front & Rear
- Gas Central Heating
- EPC Rating D



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