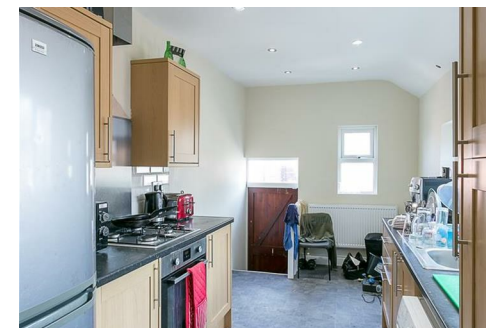




Priced to reflect updating, a purpose-built maisonette, well located to the eastern end of Rothbury Terrace, Heaton. Close to Chillingham Road, Rothbury Terrace, is conveniently situated just a short stroll to the shops, cafes and restaurants as well as excellent transport links into the City and beyond.

Currently rented (achieving £7,440 gross pa) the accommodation comprises entrance lobby through to entrance hall with staircase to 1st floor landing; bedroom one with walk-in bay; lounge; 15ft kitchen occupying the full off shoot; bedroom two and bathroom to the first floor. To the second floor a further two double bedrooms, both with dormer windows and separate WC. With gas central heating, double glazed windows, a replacement roof, private rear yard and bags of potential, an internal inspection is recommended.

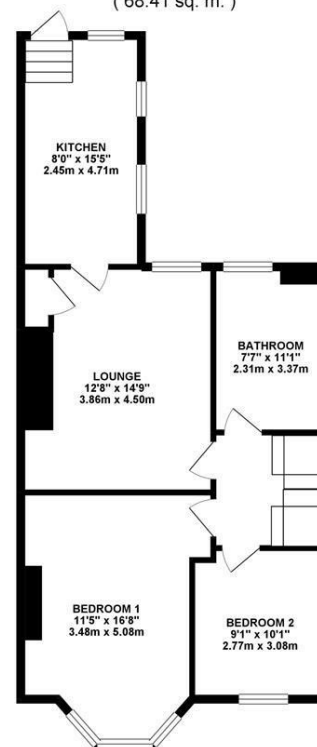
Tyneside Maisonette | 1,160 sq ft (107.8m²) | 1st & 2nd Floors | Four Bedrooms | Lounge | 15ft Full Off-Shoot Kitchen | Bathroom & Separate WC | Private Rear Yard | GCH & DG | EPC Rating: D



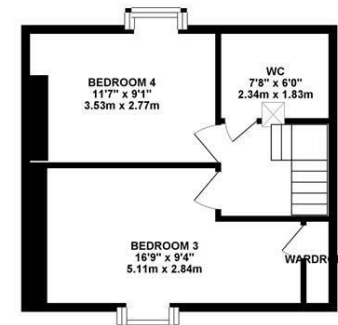
ROUND FLOOR 34.48 sq.
(3.20 sq. m.)



1ST FLOOR 736.38 sq. ft.
(68.41 sq. m.)



2ND FLOOR 389.22 sq. ft.
(36.16 sq. m.)



TOTAL FLOOR AREA : 1160.07 sq. ft. (107.77 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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Offers Over £130,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

