



For Sale



8 Marleen Court, Heaton NE6 5DW

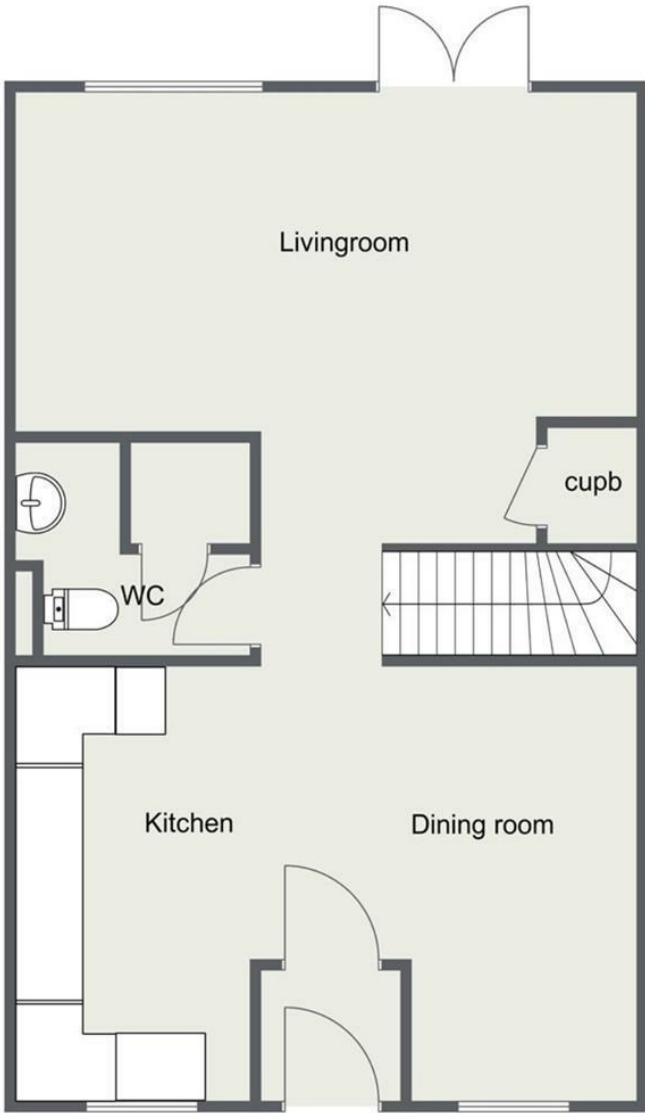
This is a smartly presented four bedroom FAMILY HOME in a quiet cul-de-sac in Heaton.

The ground floor opens to a SPACIOUS MODERN kitchen and open plan dining room, ideal for entertaining. The short hallway leads past the downstairs cloaks to the main sitting area which spans the width of the property at the rear. French doors open up from here to the south-facing patio and lawned garden. Back inside, stairs from the hallway lead to FOUR surprisingly spacious BEDROOMS on the first floor, along with a stylish FAMILY BATHROOM. The property benefits from UPVC DOUBLE GLAZING throughout, as well as GAS CENTRAL HEATING to radiators. There is also parking available on the drive to the front.

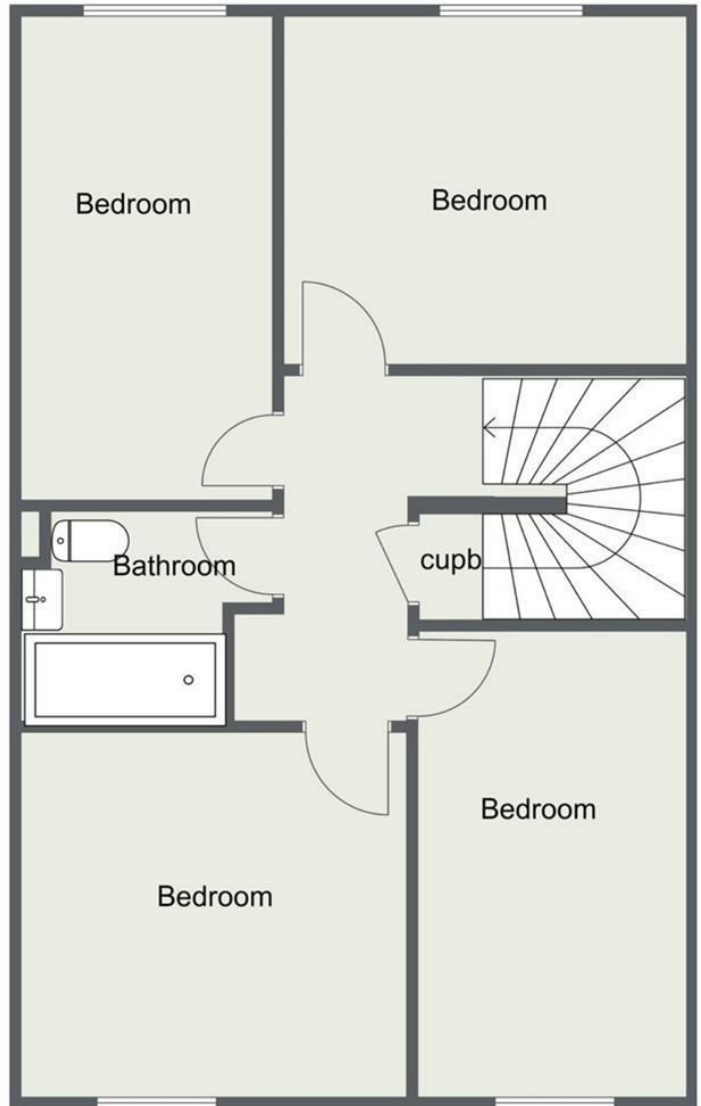
HEATON continues to thrive as a suburb, offering a huge variety of shops, coffee houses, pubs, schools and green spaces, as well as transport links via the regional METRO system and major BUS ROUTES to the City and Coast.

- Family Home
- Four Bedrooms
- End Link House
- Open Plan Kitchen/Diner
- Family Bathroom
- Downstairs W/C
- uPVC Double Glazing
- French Doors to Rear Garden
- Garden & Patio
- EPC Rating C

Offers In Excess Of £195,000 Freehold



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	