

Offers Over £165,000 Danby Gardens, Heaton, NE6



- Spacious upper flat
- Gas combi heating
- Light and airy rooms
- Corner position
- Double glazing
- Good links into Newcastle
- Private rear garden
- Modern white bathroom
- Iris Brickfield Nature Park nearby

***** DUE TO THE HIGH LEVEL OF INTEREST THE SELLER IS NO LONGER ABLE TO ACCEPT NEW VIEWINGS AT THIS TIME. IF YOU WISH TO REGISTER YOUR INTEREST IN CASE THIS SHOULD CHANGE, PLEASE LET US KNOW *****

Noel Harris Residential Sales are pleased to present this three bedroomed upper flat which is located on a corner position within a very sought after part of Heaton. This flat has the added appeal of a good sized private garden to the rear which is ideal for summer barbeques and has enough space to include a kitchen garden. With gas

central heating and double glazing the property also benefits from cavity wall insulation and 300mm of loft insulation. The bathroom has been re fitted in recent years and includes an over bath shower. The gas boiler has been serviced in January 2023. The location offers easy access to the local Iris Brickfield Nature Park, with local buses providing easy access into Newcastle and the Coast. Council tax band A, energy rating C. Leasehold with 968 years remaining and a peppercorn ground rent.

Danby Gardens, Heaton, NE6

Composite double glazed entrance door opening into lobby

With laminated flooring.

First floor landing

With cupboard.

Living room (rear)

4.26m x 4.04m (13'12" x 13'3")

With radiator. Decorative fireplace.

Kitchen

3.75m x 2.10m (12'4" x 6'11")

With a range of fitted units. Gas boiler, space for fridge freezer. Plumbed for washer. Gas hob and electric oven.

Rear lobby

With stairs down to door leading to rear garden.

Bathroom

Chrome towel radiator. Very nicely re-fitted with white bath and shower over, wash basin and w.c. with handheld shower attachment.

Bedroom one (front)

4.10m x 4.51m (13'5" x 14'10")

With bay window and radiator. Decorative fireplace.

Bedroom two (rear)

3.12m x 2.73m (10'3" x 8'11")

Radiator.

Bedroom three (front)

2.72m x 2.72m (8'11" x 8'11")

Radiator.

Garden

Good sized enclosed private garden to rear with lawn and kitchen garden area. Outside cupboard.

Leashold

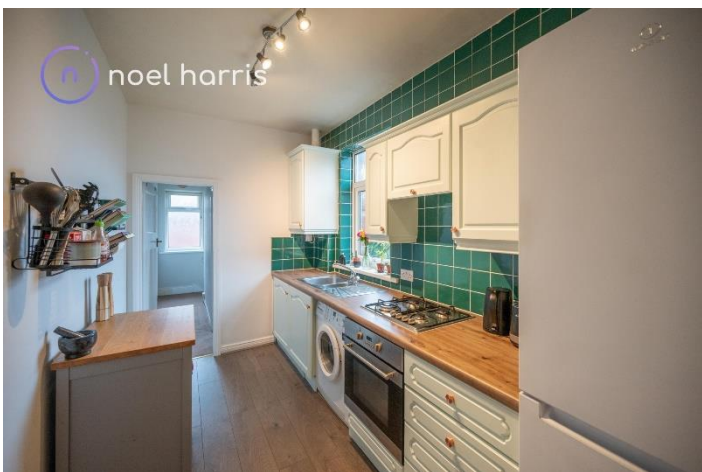
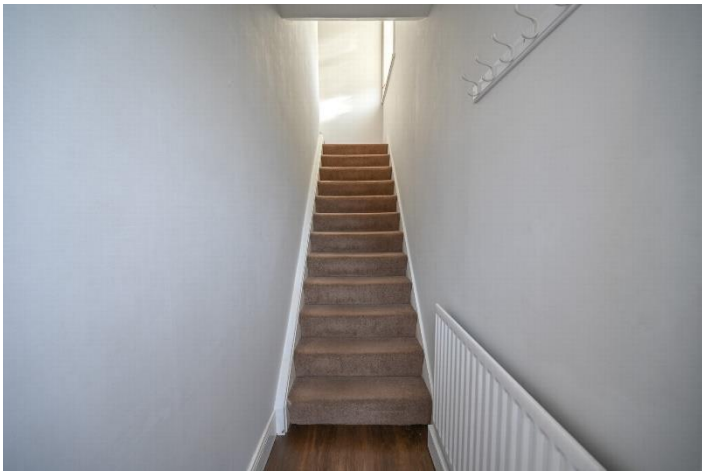
The property is leasehold with 969 years remaining and a peppercorn ground rent. This information is given in good faith and must be confirmed with your solicitor prior to exchange of contracts.

Measurements and floor plan

The floor plan and measurements are approximate and for basic guidance and display purposes only.

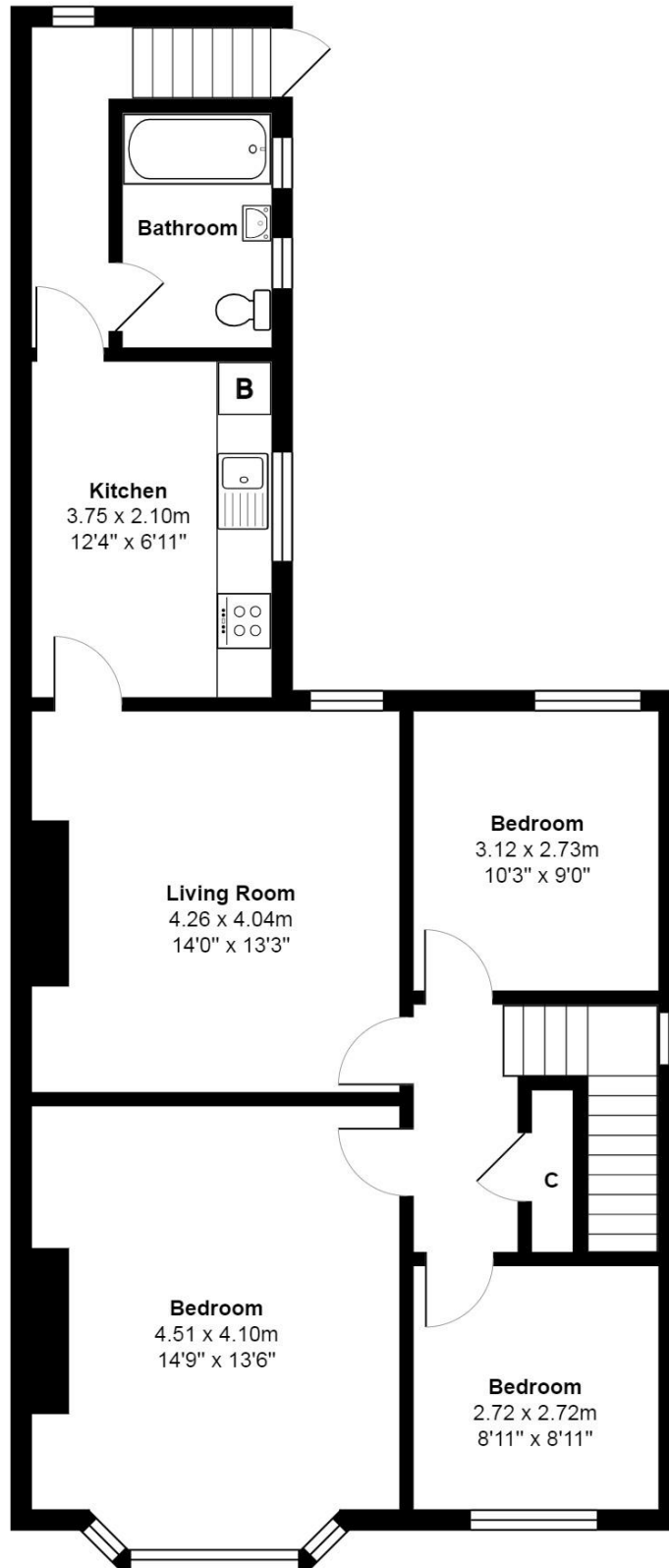
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







Danby Gardens



Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.