

Offers Over £149,950 Biddlestone Road, Heaton, NE6



- Upper flat
- Double glazing
- Good natural light
- Three bedrooms
- Private courtyard to rear
- No chain
- Gas combi heating with modern boiler
- Spacious rooms
- Viewing recommended

***** FOR SALE WITH NO UPPER CHAIN *** VIDEO TOUR ***** (Just click the tour button)

Noel Harris Home Sales are pleased to present this very spacious upper flat which is located in a sought after part of Heaton within a couple of minutes' walk of the Iris Brickfield Park. The flat is also well placed for local shops, cafes and restaurants on Chillingham Road. The light and airy rooms benefit from double glazing and gas combi central heating with a Baxi boiler fitted approximately four years ago. Other attractions include a private courtyard to the rear which will be ideal for summer barbeques.

Leasehold with an unexpired term of 102 years. Peppercorn ground rent. Council tax band A. EPC rating C.

Biddlestone Road, Heaton, NE6

Original entrance door

With beautiful leaded glass oval window.

Lobby

With stairs to first floor landing

First floor landing

With cupboard, access to loft.

Bedroom one (front)

3.95m x 4.60m (12'12" x 15'1") Into bay window

With radiator. A light and spacious larger sized bedroom with bay window.

Bedroom two (rear)

2.89m x 2.87m (9'6" x 9'5")

With radiator. A good sized second bedroom.

Bedroom three

2.44m x 3.01m (8'0" x 9'11")

With radiator. A good sized third bedroom.

Living room

4.28m x 4.08m (14'1" x 13'5")

With radiator. Decorative fireplace (gas fire not working).

Kitchen

Fitted with a range of wall and base units. Laminted work surfaces. Inset sink. Cupboard with Baxi gas combi boiler (fitted approx 4 years ago). Gas cooker point. Extractor hood. Plumbed for washer.

Bathroom

With radiator. White bath with shower and screen, wash basin.

Separate w.c.

With low level w.c.

Outside space

Private walled courtyard to year, ideal for summer barbeques.

Leasehold and ground rent

Leasehold with an unexpired term of 102 remaining from a term of 125 years dated 25 December 2000. Ground rent : Peppercorn Whilst the above information is given in good faith via the seller the above must be confirmed by your solicitor prior to exchange of contracts.

Floorplan and measurement

The floorplan and measurements are provided for guidance only and should not be relied upon as being exactly to scale.

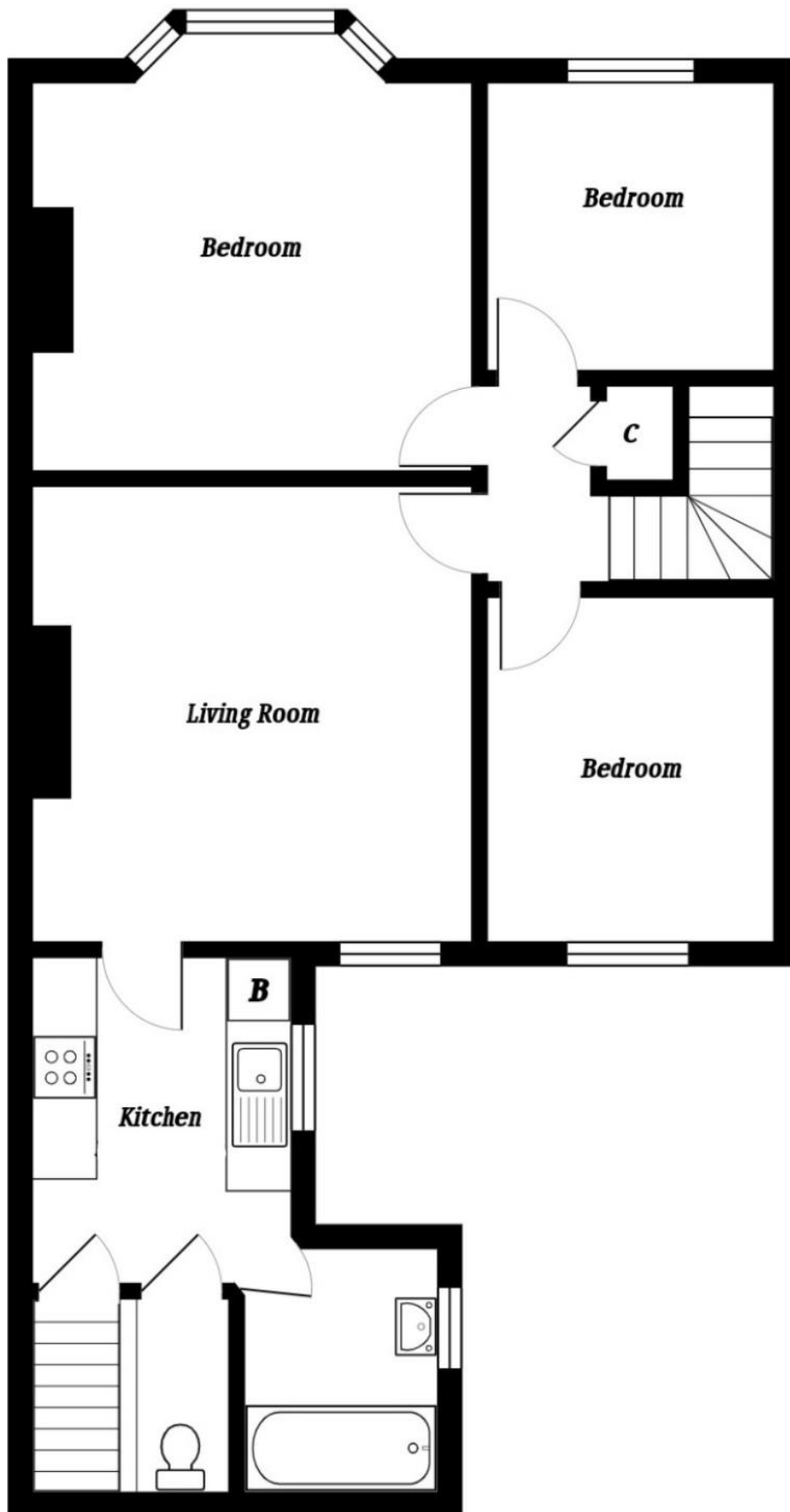
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	







Biddlestone Road



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

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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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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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