

£425,000
Sefton Avenue, Heaton, NE6



- Edwardian terraced house
- Original features
- Ideal for larger family
- Located in the heart of Heaton
- Patio yard to rear
- Range of local schools
- Gas combi heating
- Town garden to front
- Walking distance to Heaton Park

Welcome to this Edwardian terraced house nestled in the heart of Heaton, a sought-after neighbourhood known for its vibrant community and convenient amenities. With four bedrooms and a wealth of original features, this property offers a perfect blend of timeless elegance and home comforts.

Upon entering, you'll be greeted by the grandeur of high ceilings, an inviting living room with a bay window that bathes the space in natural light, and a captivating marble fireplace that serves as a focal point, exuding warmth and charm. The adjacent dining room provides an ideal setting for hosting gatherings and special occasions and would also make an ideal music room.

The breakfasting kitchen is a culinary enthusiast's dream, seamlessly merging classic

design with contemporary functionality. It opens up to a charming orangery, creating a delightful space for casual dining or relaxation, with views out to the patio garden. The first floor has three well-appointed bedrooms and the main bathroom reflects the timeless aesthetic of the home, and features a classic white suite.

The top floor has a spacious double bedroom accompanied by an ensuite bathroom. This private retreat offers a sanctuary of comfort and luxury, making it an ideal space for unwinding after a long day.

Outside, the property presents a town garden to the front, adding to the home's curb appeal, while a thoughtfully designed patio garden to the rear provides a serene escape, perfect for outdoor relaxation.

Beyond this beautiful home, the location offers a wealth of amenities that cater to every lifestyle. With local schools, eateries, picturesque parks, and convenient shops just a stone's throw away, everything you need is within reach.

Council tax band C. Energy rating C. Freehold.

Sefton Avenue, Heaton, NE6

Porch

With plenty of space for cloaks and boots.

Hallway

Living room

4.36m x 5.35m (14'4" x 17'7") Into bay window
With two radiators. Impressive marble fireplace.
Plaster ceiling rose and cornice.

Dining room

3.84m x 4.37m (12'7" x 14'4")
Radiator. Fireplace with cast iron insert.
Cornice and ceiling rose. Double glazed patio
doors opening into orangery.

Breakfasting kitchen

6.40m x 2.90m (20'12" x 9'6")
Fitted with an extensive range of units with solid
wood preparation areas and Belfast sink. Gas
hob and electric oven. Space for washing
machine, dishwasher and tumble dryer.
Radiator. Doorway to orangery.

Orangery

5.10m x 2.36m (16'9" x 7'9")
With patio doors opening into patio courtyard.

Half landing

Bathroom

With radiator. White suite with walk-in shower,
bath, wash basin and w.c.

First floor landing

With cupboard.

Bedroom one

3.60m x 5.56m (11'10" x 18'3") Into bay window
With radiator. Decorative cast iron fireplace.
Cornice.

Bedroom two

3.87m x 4.35m (12'8" x 14'3")
Radiator. Decorative cast iron fireplace.
Cornice. Fitted wardrobe.

Bedroom three

2.10m x 3.20m (6'11" x 10'6")
Radiator. Currently used as a good sized home
office.

Second floor landing

Bedroom four

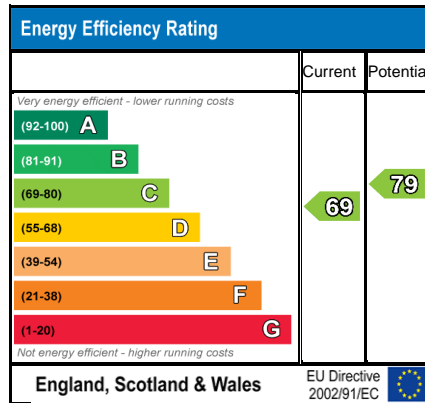
7.58m x 5.42m (24'10" x 17'9")
A superb space with room for study, hobbies
and rest. Radiator. Two velux windows. Access
to eaves storage. Window to front.

Ensuite bathroom

Radiator. Large velux window.

Outside space

Well-kept town garden to front. Patio courtyard
to rear with flagged patio and garden storage
hut.













Sefton Avenue



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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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.