

## Asking price of £159,950

### Trewhitt Road, Heaton, NE6



- Two bed lower flat
- Private patio courtyard
- New gas boiler in 2024
- Double glazed
- Potential for off street parking
- Newly redecorated
- Gas combi heating
- Wood burning stove
- Original features

\*\*\* Due to the high level of interest new viewing requests have been paused at the present time. If you would like to register in reserve in case this should change, please let us know\*\*\*

Introducing this attractive ground floor flat which offers an eclectic style within a sought-after area. Attractions on offer include a new boiler in 2024, a wood burning stove in the living, as well as double glazing to include a very smart front door with leaded panel. The well decorated rooms offer good size space and the second

bedroom will be perfect for guests or as a home study space. Locally, there are some lovely places to eat within easy walking distance as well as a regular bus service to Newcastle City and the Chillingham Road Metro station is approximately 15 minutes' walk away. The flat features an everlasting lawn to the front and a private rear patio courtyard making this the ideal choice for those who'd like to sit out on the warmer days. The rear gates also open to provide off street parking, depending upon the size of vehicle. EPC ordered, council tax band A. Leasehold with 999 years from 1984.

# Trewhitt Road, Heaton, NE6

## Double glazed with leaded glass panel

Lobby, inner door to :

## Hallway

Radiator. Cupboard with gas and electricity meters.

## Bedroom one

4.02m x 5.03m (13'2" x 16'6") Into bay window  
Fireplace with cast iron tiled insert. (not tested).  
Plaster cornice and centre piece. Radiator.

## Bedroom two

2.26m x 3.36m (7'5" x 11'0")  
Radiator. Decorative fireplace.

## Living room

3.91m x 4.44m (12'10" x 14'7")  
Radiator. Inset wood burning stove.

## Kitchen

2.51m x 2.54m (8'3" x 8'4")  
Radiator. Newly fitted gas combi boiler in 2024.  
Fitted with a range of white units. Plumbed for  
washer. Gas hob and electric oven.

## Bathroom

Radiator. White bath with shower over, wash  
basin and w.c.

## Outside

Small town garden to front. Private patio  
courtyard to rear with gates for potential off  
street parking depending upon the size of car.

## Agent's note

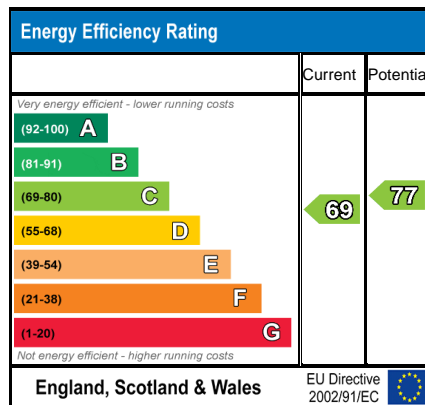
The seller has informed us that the property is  
leasehold with 999 years from 1984 and a  
peppercorn ground rent. This must be verified  
by your solicitor prior to exchange of contracts.

## Utilities

Gas - connected. Electricity - connected. Water  
- mains connected. Broadband - Grain and BT  
both have wall boxes in the flat but are not  
connected.

## Mining

This property is not known to be affected by  
mining, but considering Newcastle was a  
mining area, your conveyancer must carry out a  
mining search prior to exchange of contracts.







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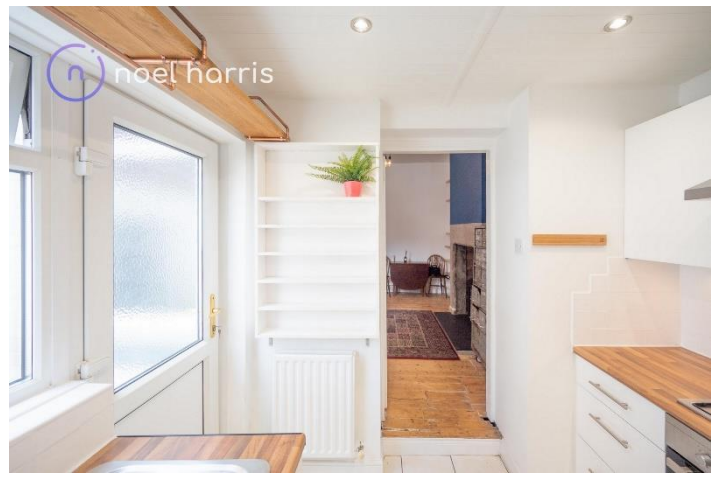
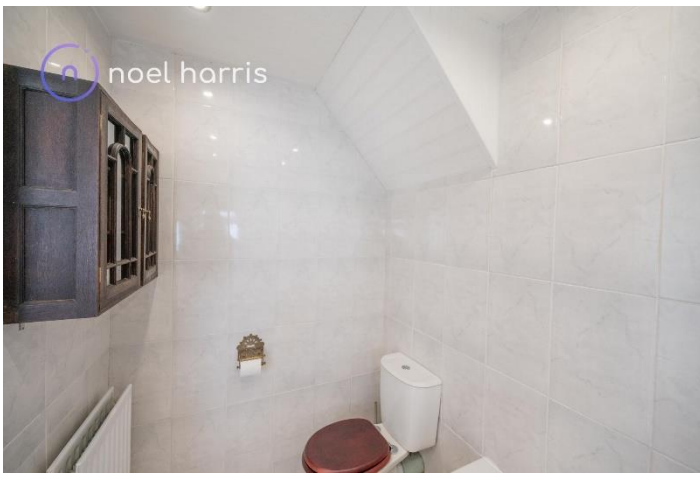
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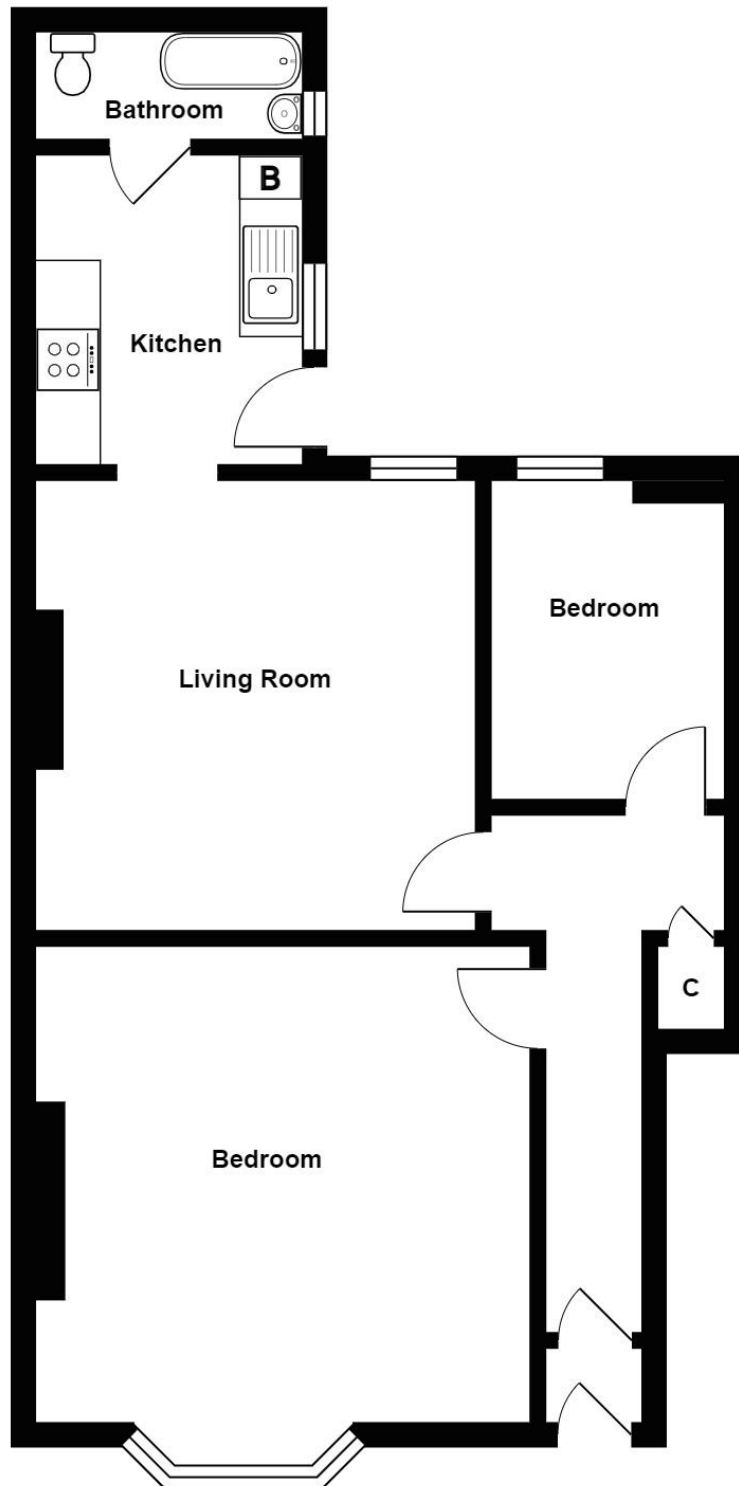
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# Trewhitt Road

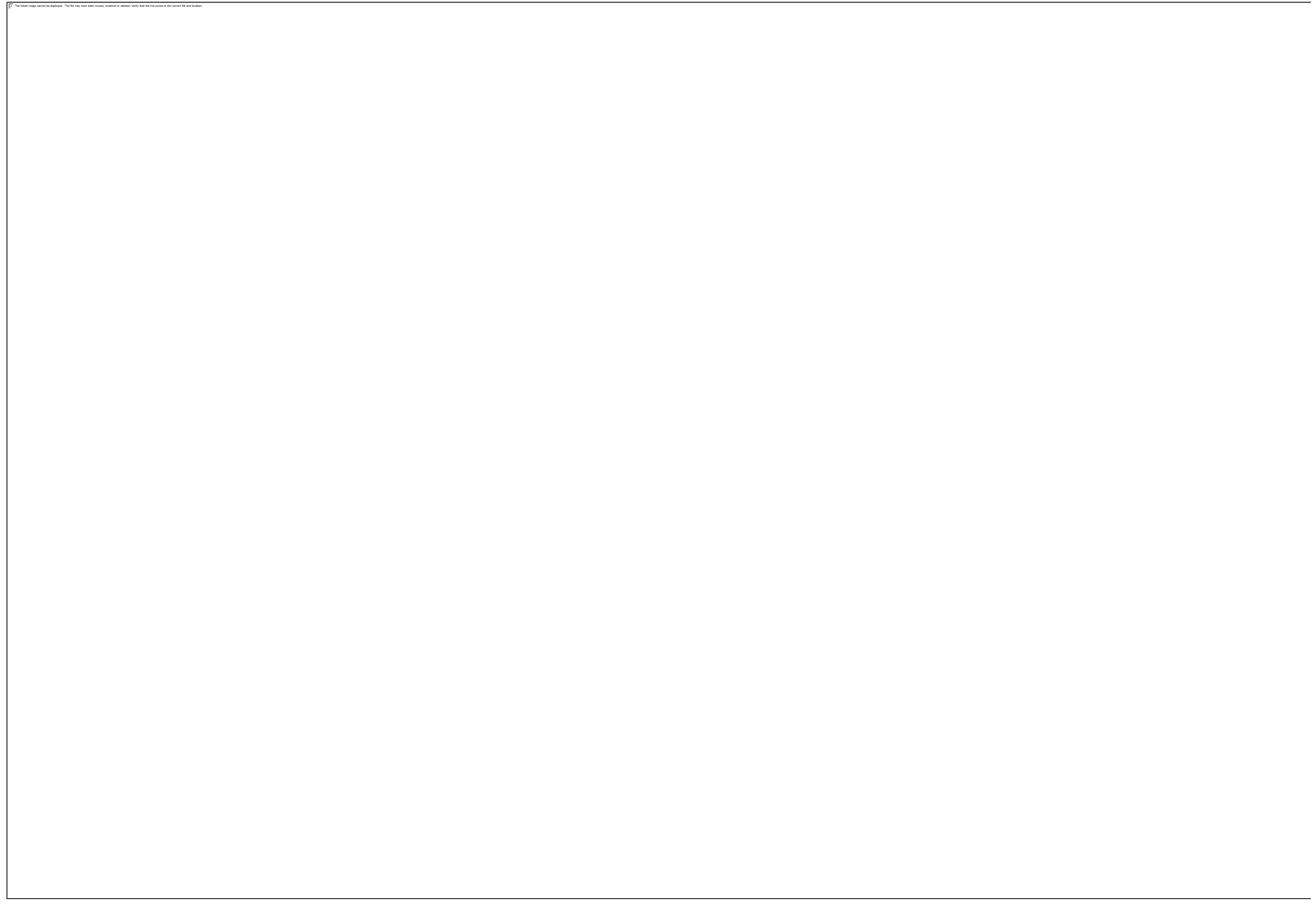


Total Area: 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>

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.

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