

Offers Over £149,950

Cartington Terrace, Heaton, NE6



- Lower flat
- Private southely patio yard
- Good sized rooms
- Original features
- Gas combi heating
- Light and airy
- Beautiful woodwork
- Double glazing
- No chain

With lovely original woodwork and character features throughout, this lower flat will appeal to first time buyers looking for a period property which offers an elegantly proportioned living space within a sought-after area. The flat is well placed for easy access to the nearby Iris Brickfield Park, and having its own private rear yard will appeal to those who may wish to have pets living with them, or just to enjoy the outdoor space. The location speaks for itself, great links into town, superb range of independent cafes and eateries nearby, as well as Tesco and Sainsbury for the daily essentials. With no chain, early viewing is advised to avoid disappointment. Floor plan coming soon. Energy rating C, council tax band C, no ground rent.

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Original period door opening to :

Hallway

With radiator, stripped floorboards, cupboard, original plaster arch with lovely detailing to either side.

Bedroom one/sitting room (front)

With bay window. Radiator. Lovely marble fireplace with case iron tiled insert. (Qualified testing essential prior to use). Ceiling rose and lovely plaster detailing. Stripped floorboards.

Bedroom two (rear)

Radiator. Stripped floorboards. Nice outlook into patio yard.

Living room/dining room

With radiator. White marble fire surround with inset gas fire (not connected).

Kitchen

Radiator. Gas combi boiler. Fitted with base units, plumbed for washer, space for fridge freezer. Side door to patio yard. Door to:

Bathroom

With radiator. White suite with bath and shower over, wash basin and w.c. NB The bathroom is ready for a re-fit, and will need a new sink as current one is cracked.

Outside

Town garden to front with raised bed. Private patio yard to rear with southerly aspect and private gate leading to rear service lane.

Utilities


Gas, electric, water and mains drainage are all connected. High speed broadband is available in the area. The flat is not known to be a mobile drop out zone but this should be checked in person when viewing.

Mining

Newcastle has a rich mining heritage and although the property is not known to be affected by mining this must be checked by your solicitor prior to exchange of contracts.

Smoke control areas

The whole of Newcastle is a smoke control area. This means you should refer to the council website before using any solid fuel fireplace.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(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	







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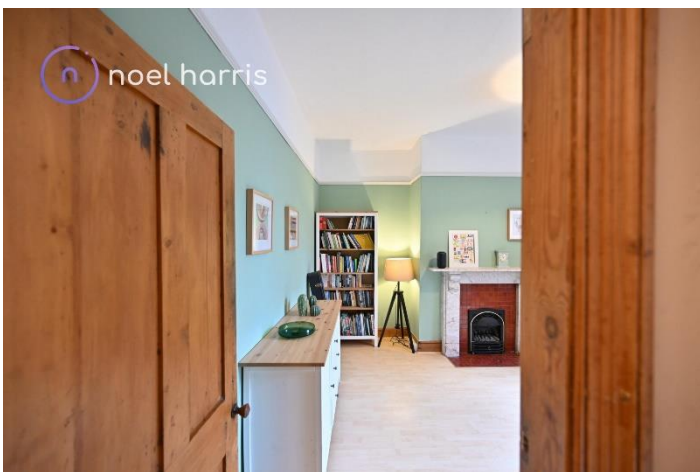
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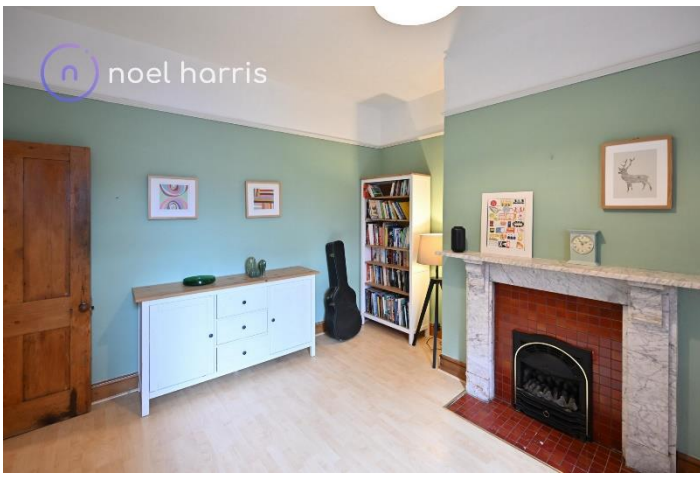
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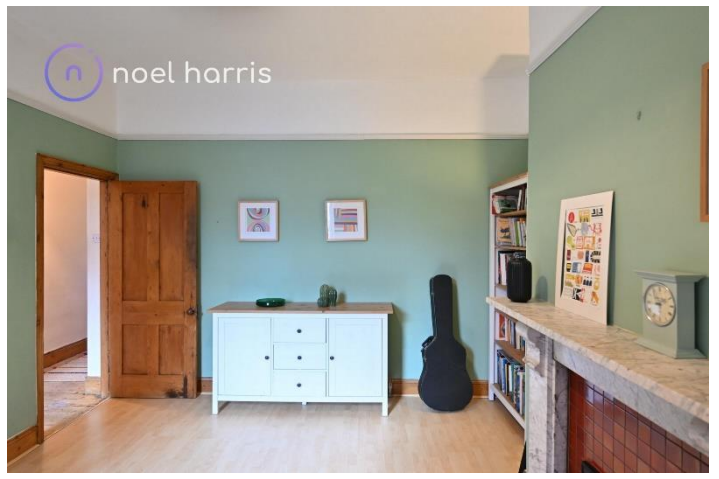
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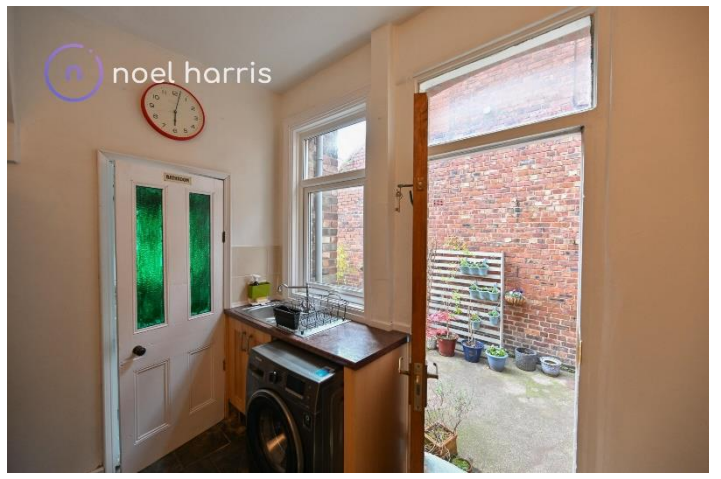
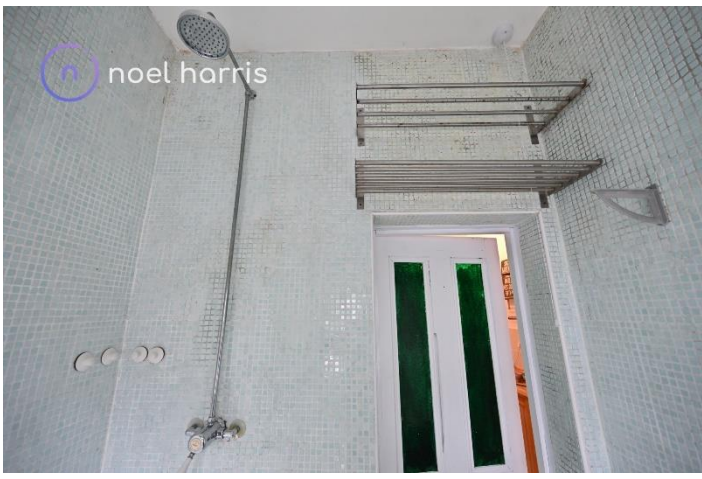
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Directions

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.