

Offers Over £235,000

Simonside Terrace, Heaton, NE6



- First and second floor maisonette
- Two reception rooms
- Additional w.c.
- Family home
- Bathroom
- Gas combi heating
- Five bedrooms
- Shower room
- Large outside storeroom/former garage

Welcome to this spacious five-bedroom maisonette, a comfortable and well-cared-for home.

It's a really practical layout, with two separate reception rooms giving you plenty of space to relax or entertain. The kitchen has been recently refitted and features an induction hob, and the property benefits from double glazing and gas combi heating. You'll find a handy shower room on the first floor, a well equipped bathroom on the second, plus an additional separate WC. Recent upgrades include the main building having been re-roofed in 2024. Outside, there is a small yard area and a former

garage which is currently used as a home gym. The location is a real highlight. It's just a short walk to Iris Brickfield park, and you have excellent bus links right into the City Centre. The area is known for its fantastic selection of independent cafes, unique shops, and great restaurants right on your doorstep. Leasehold with 960 years and a peppercorn ground rent. As a family home this property does not have an HMO licence. EPC rating C. Council tax band A. No chain.

Simonside Terrace, Heaton, NE6

First floor landing

Living room (rear)

4.51m x 3.94m (14'10" x 12'11")

With radiator.

Dining room/additional bedroom (front)

2.95m x 3.94m (9'8" x 12'11")

With bay window. Radiator.

Kitchen

2.72m x 2.46m (8'11" x 8'1")

With radiator. Recently re-fitted with a lovely range of units. Plumbed for dishwasher, washing machine. Built in induction hob and electric oven. Wine rack. Door leading to internal stairs down to rear yard.

Centrally located shower room

With white suite, walk in shower, wash basin and w.c.

Bedroom one (front)

2.95m x 2.33m (9'8" x 7'8")

Radiator.

Bedroom two

3.28m x 2.33m (10'9" x 7'8")

Radiator.

First floor landing

Bedroom three

3.01m x 3.35m (9'11" x 10'12")

With radiator. Velux window.

Bedroom four

3.93m x 2.64m (12'11" x 8'8")

With radiator. Velux window.

Bedroom five

2.36m x 3.81m (7'9" x 12'6")

With radiator and velux window.

Bathroom

With radiator. White suite with bath, wash basin and w.c. Velux window.

Additional separate w.c.

With w.c.

Outside

Small yard to rear. Door to : Large outside store room. (Was formerly a single garage now used as a home gym).

Leasehold

This flat is being sold with a Tyneside lease with a peppercorn ground rent and 960 years left to run. This information is given in good faith and must be confirmed with your solicitor prior to exchange of contracts.

Additional information

As a family home in recent years, this property does not have an HMO licence.

Mining

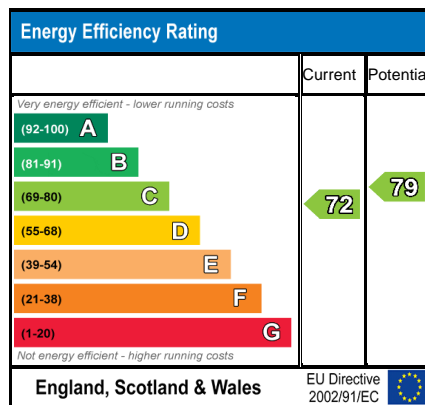
Newcastle has a rich mining heritage and buyers of property in the region must make sure their conveyancer conducts the relevant mining search prior to exchange of contracts.

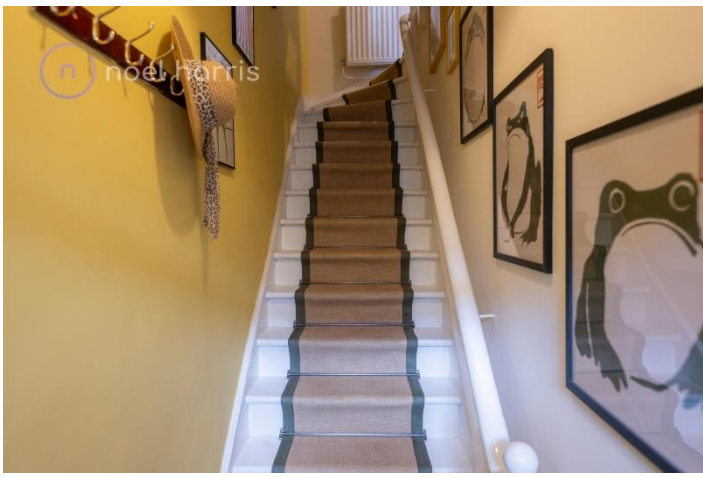
Utilities

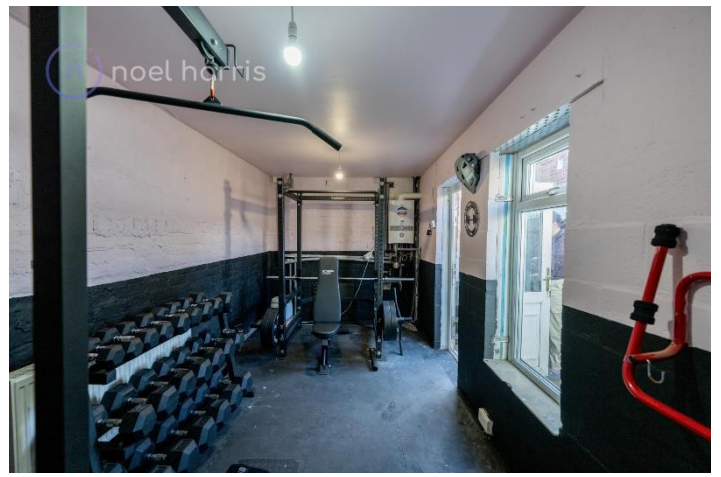
Mains gas, water, electricity, drainage and broadband are all connected.

Main entrance door to lobby

Stairs to first floor landing

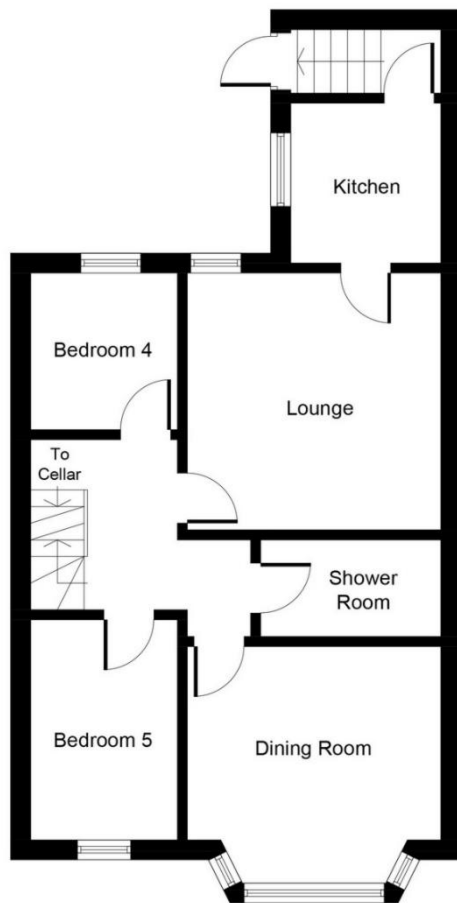




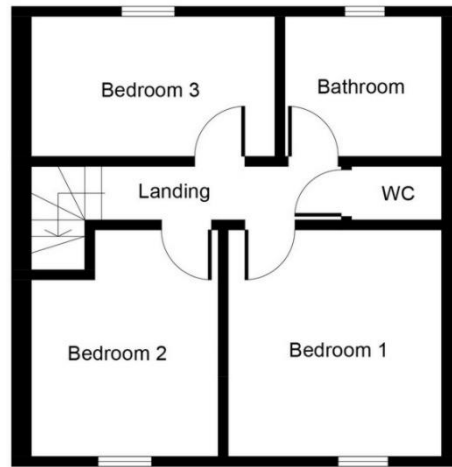








Ground Floor
Approximate Floor Area
668 Sq. ft.
(62.1 Sq. m.)



First Floor
Approximate Floor Area
437 Sq. ft.
(40.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

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