



## 1 bed lower flat to buy in NE6

Fifth Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5YL

# £125,000

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ No upper chain
- ✓ Gas central heating
- ✓ UPVC double glazing
- ✓ Spacious
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this spacious one bedroom ground floor flat which is ideally located close to all local amenities and Chillingham Road Metro station.

The property briefly comprises; entrance hall, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, vertical radiator, UPVC double glazed window and door to the rear yard. Bedroom and bathroom/WC.

Externally to the rear is a private yard which is paved with walled boundaries incorporating a gate leading to the rear lane.

The property benefits from gas central heating and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g255d7>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: £125,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Hallway

Doors to lounge, bedroom and bathroom. Radiator and storage cupboard under stairs.

## Lounge

4.36m x 3.99m (14'3" x 13'1")

UPVC double glazed window to the rear and double radiator.



## Bedroom

4.37m x 4.42m (14'4" x 14'6")

UPVC double glazed windows x2 to the front with double radiator.



## Kitchen

2.89m x 2.32m (9'5" x 7'7")

Shaker style kitchen to the rear of the property with a good range of wall and base units with under counter lighting, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, new electric oven and gas hob, space for appliances, UPVC double glazed door and window to the rear yard and vertical radiator.



## Bathroom

3.25m x 2.60m (10'7" x 8'6")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, separate stand alone shower, partially tiled walls, UPVC double glazed window to the rear and radiator. There is a storage cupboard that accommodates the boiler and washing machine.

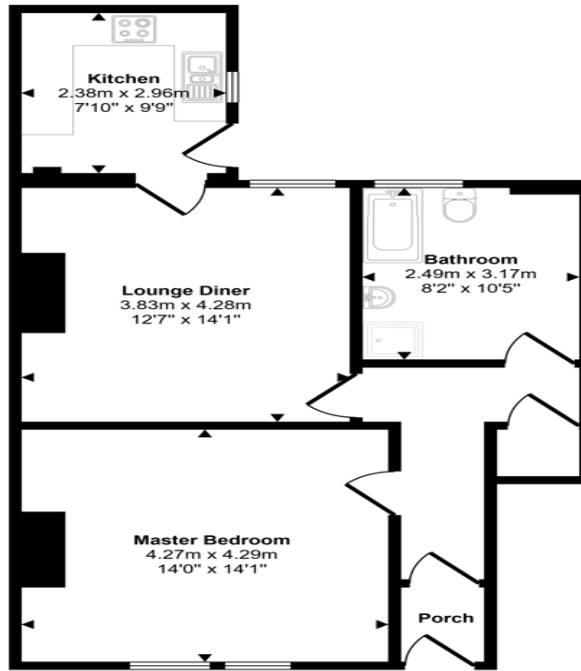


## Rear Yard

Paved with walled boundaries and gate to back lane.



Approx Gross Internal Area  
60 sq m / 651 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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