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FIFTH AVENUE, HEATON, NE6

Offers Over £185,000

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CHAIN FREE - UPPER MAISONETTE - FOUR BEDROOMS

Spacious four-bedroom maisonette located in the heart of Heaton, featuring a larger-than-average living room, generous bedroom accommodation, a private rear yard, and excellent access to Newcastle City Centre, universities, and local amenities. An ideal purchase for homeowners and investors alike.

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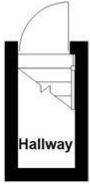
TENURE : Leasehold

LOCAL AUTHORITY :

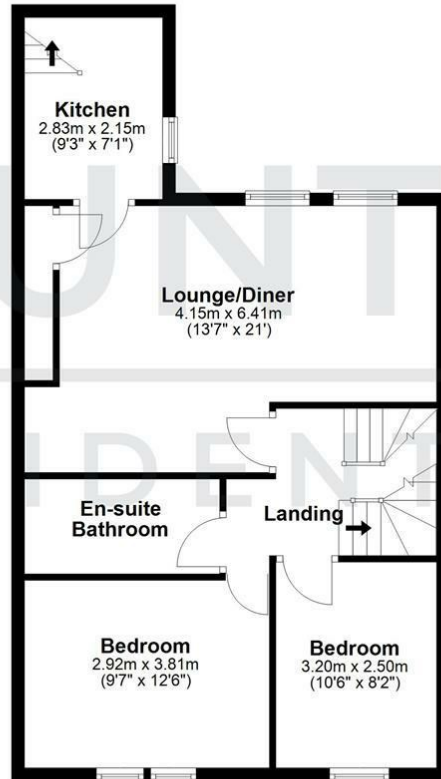
COUNCIL TAX BAND : A

EPC RATING :

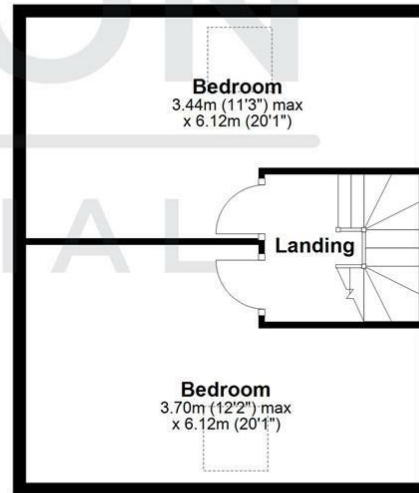
Basement
Approx. 6.3 sq. metres (67.4 sq. feet)



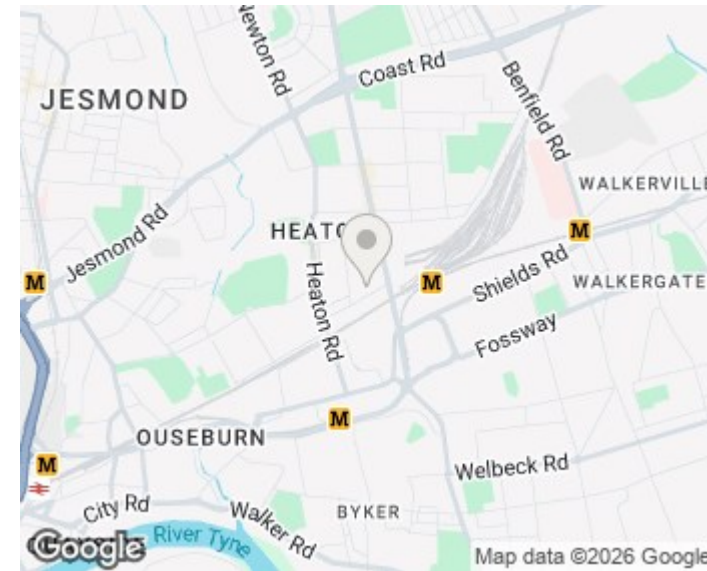
Ground Floor
Approx. 62.3 sq. metres (670.5 sq. feet)



First Floor
Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	