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ADDYCOMBE TERRACE, HEATON, NEWCASTLE UPON TYNE, NE6

Offers Over £175,000

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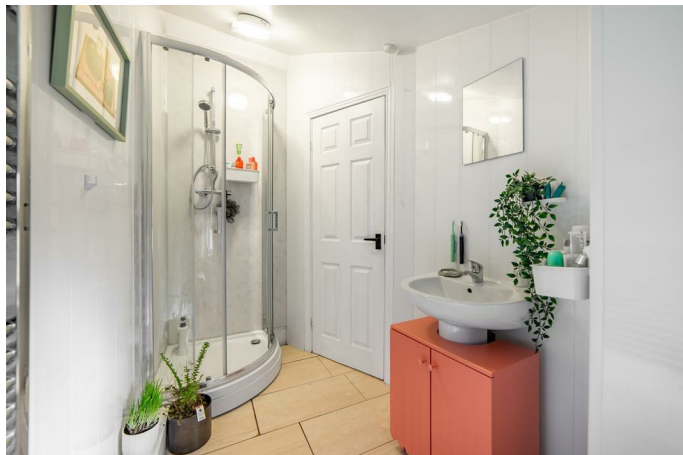
Well-Presented Double Fronted Upper 'Tyneside' Apartment Located on Addycombe Terrace, Boasting Close to 800Sq ft, with Two/Three Good Sized Bedrooms and Offering Spacious Accommodation with Tall Ceilings & Period Features, Front Reception Room/Bedroom & Separate Dining Room, Kitchen, Shower Room & Private Enclosed Rear Yard!

This great, upper 'Tyneside' apartment is ideally located on Addycombe Terrace, Heaton. Addycombe Terrace, placed just off from Chillingham Road is perfectly positioned just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road. Also located nearby is the delightful Heaton Park, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, Jesmond Dene and outstanding local schooling.

Accessed via a private staircase, the first-floor accommodation includes two double bedrooms with tall ceilings, alongside a front reception room featuring a bay window, ornate corncicing and a ceiling rose, which could also serve as a third bedroom. A generous dining room with fitted alcove storage leads through to a refurbished kitchen with updated cabinetry and fitted units, which in turn opens into a modern shower room with a three-piece suite. Externally, the property benefits from a private enclosed rear yard with access to a service lane, as well as a town garden to the front.

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The accommodation comprises: a private staircase from ground-floor level leading to the first-floor landing, where the remainder of the accommodation is located.

Immediately to the left of the landing is a front-facing double bedroom, benefitting from tall ceilings. To the right-hand side is a second double bedroom, currently utilised as a home office, again enjoying tall ceilings. Adjacent to this is the front reception room, featuring tall ceilings, a walk-in bay window, ornate cornicing and an original ceiling rose. This room could alternatively be utilised as a third bedroom, making the property a three-bedroom upper apartment if desired, although it is currently arranged as the main living room.

Straight ahead from the landing is a generous dining room, which benefits from tall ceilings and fitted alcove storage units, one of which houses the newly installed boiler. This room enjoys open aspects over the rear yard and leads through to the kitchen, which has been redecorated by the current owners and includes refurbished cabinetry and a range of fitted wall and base units.

The kitchen flows through to the shower room, which comprises a modern three-piece suite, tiled flooring, and a heated towel rail. Access to the outside can be found directly from this area.

Externally, the property benefits from a private, enclosed rear yard with access to a rear service lane, along with a charming town garden to the front.



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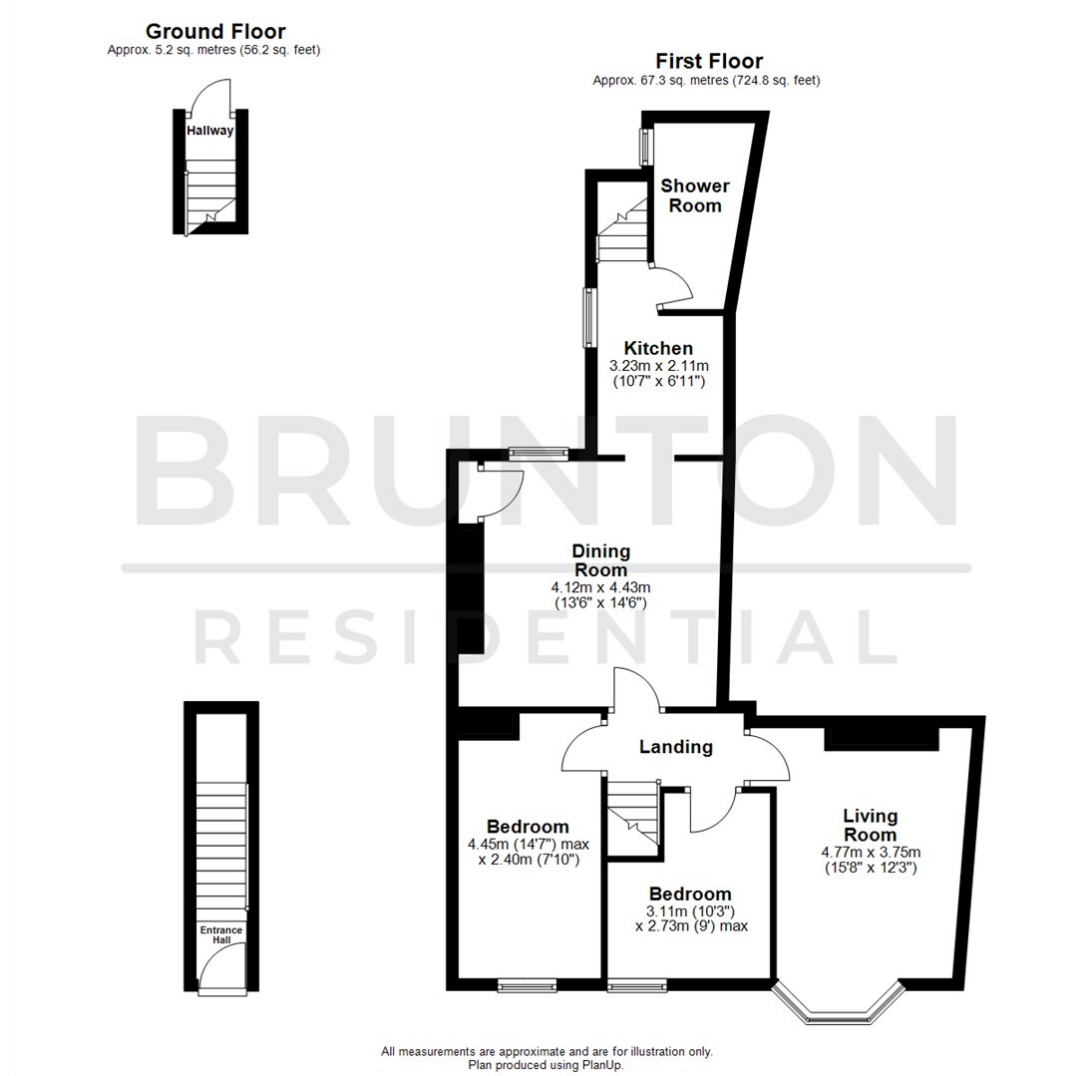
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TENURE : Leasehold

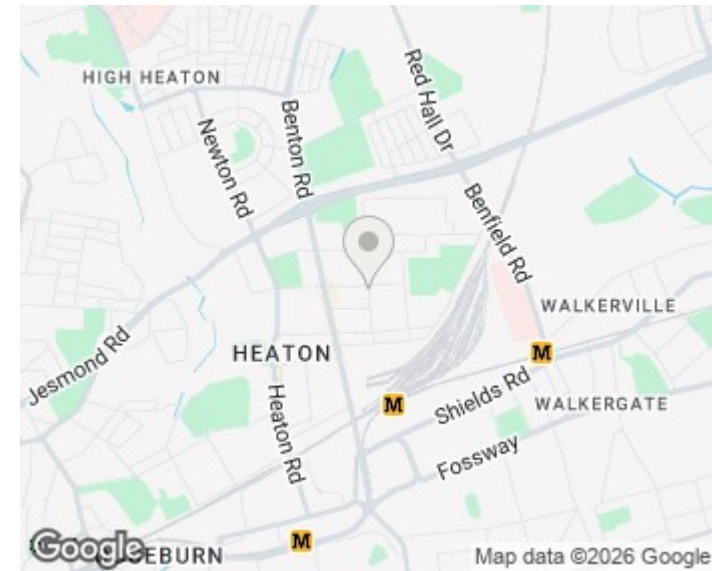
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(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	