

# BRUNTON

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## RESIDENTIAL



**TOSSON TERRACE, HEATON NE6**

Offers Over £165,000

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**Two Bedroom Ground Floor 'Tyneside' Apartment Boasting Two Double Bedrooms, Including a Wonderful 15ft Principle Bedroom, 15ft Living Room, Kitchen with Access to Private Rear Yard plus Bathroom & Available with No Onward Chain!**

This two bedroom ground floor 'Tyneside' apartment is perfectly positioned on Tosson Terrace, Heaton. Tosson Terrace, which is tucked just off from Chillingham Road, is ideally situated just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Positioned close to the Coast road and Chillingham Road Metro Station, providing excellent transport links to the city centre and throughout the region, Tosson Terrace is also in close proximity to the delightful Heaton Park, providing direct access two lovely open green spaces. The property is also placed close to The Freeman Hospital, Iris Brickfield and outstanding local schooling.

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The internal accommodation comprises: an entrance vestibule leading into an entrance hall, which benefits from a storage cupboard and provides access to the main areas of the property. To the right is the first of two bedrooms, a generous room featuring a walk-in bay window with a pleasant front aspect outlook. Further along the hallway is the second bedroom, which enjoys a rear aspect window.

Also accessed from the hallway is a spacious living room with a rear aspect window and creating a comfortable living and dining space. The living room leads through to a modern fitted kitchen, well equipped with integrated appliances including an oven, hob, and extractor fan. The kitchen also provides space for a washing machine and benefits from a range of floor and wall units offering excellent storage, along with a tiled splashback. A door from the kitchen provides access to the private rear yard.

The kitchen further leads into a well-appointed, modern re-fitted family bathroom which comprises a three piece suite with shower liver the bath, WC, and wash hand basin set within a vanity unit.

Externally, to the front is a charming town garden whilst to the rear is a great private yard area with access to the rear service lane. Available with no onward chain, early viewings are deemed essential to avoid disappointment!



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TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

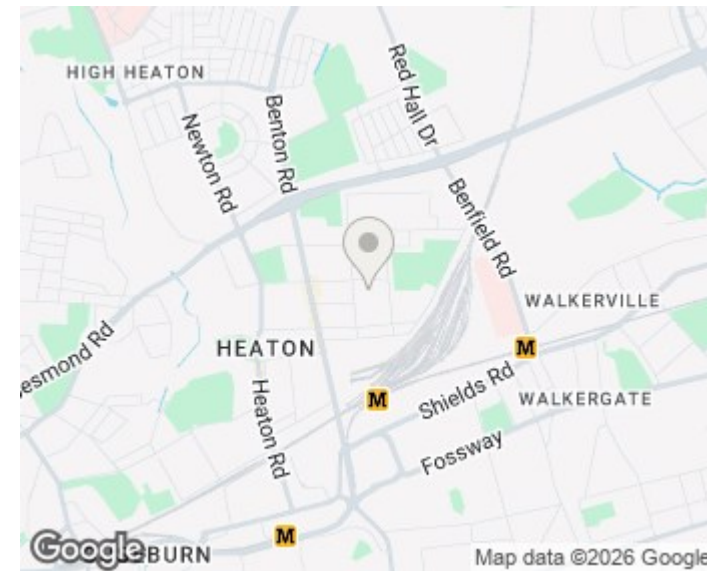
EPC RATING : C

### Ground Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	