

# BRUNTON

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## RESIDENTIAL



**STANNINGTON AVENUE, HEATON, NE6**

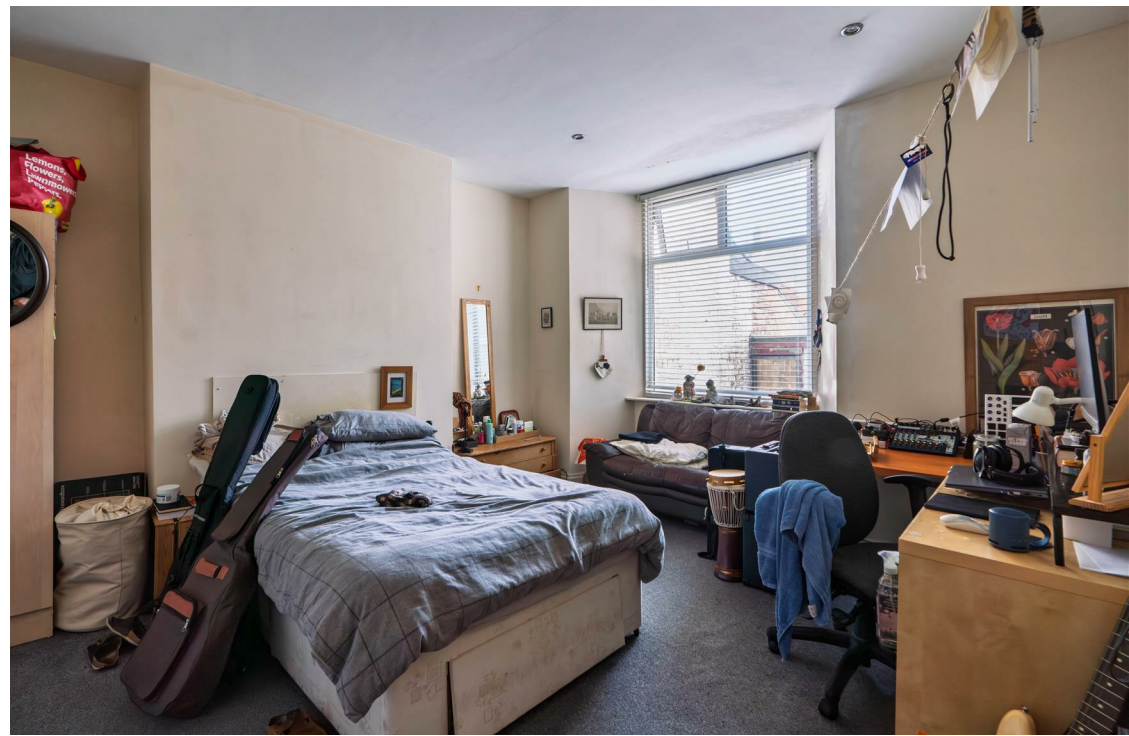
**Offers Over £350,000**

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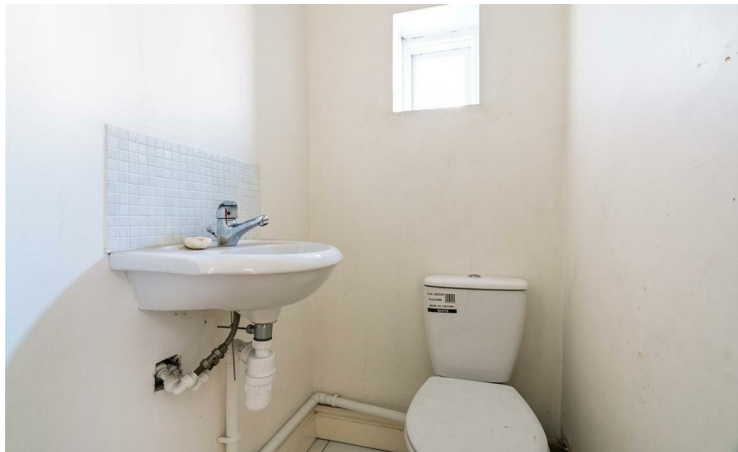
### 5 BEDROOM HOUSE - FAMILY HOME POTENTIAL - 2 RECEPTION ROOMS

Fantastic opportunity to buy this large five-bedroom two-reception house situated in the heart of Heaton. Currently used as a rental property, achieving and is tenanted until August 2026. This property offers an excellent chance for those looking for a large family home in a great location within Heaton. The property would be ideal for turning back into a family home.

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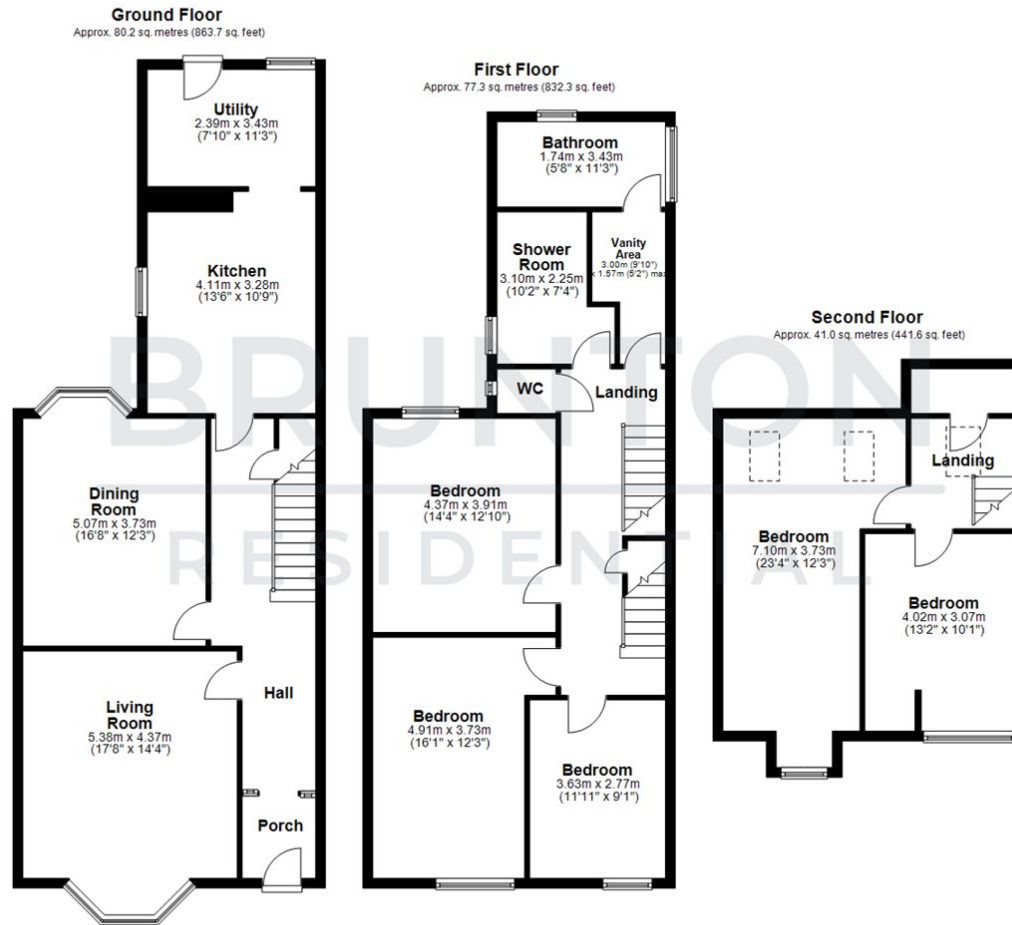
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TENURE : Freehold

LOCAL AUTHORITY :

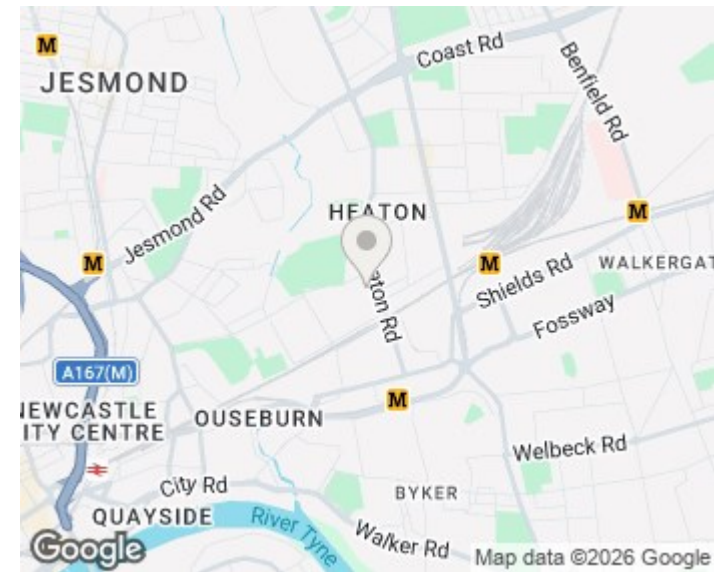
COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 198.6 sq. metres (2137.5 sq. feet)

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>78</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>58</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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