

# BRUNTON

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## RESIDENTIAL



**MALCOLM STREET, HEATON, NE6**

**Offers Over £200,000**



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No Onward Chain | Two Bedrooms | Two Reception Rooms | Popular Heaton Location

Offered to the market with no onward chain, this attractive two-bedroom home occupies a sought-after position on Malcolm Street in the heart of Heaton. Offering generous and flexible accommodation across two reception rooms, the property presents an excellent opportunity for first-time buyers, professionals and investors alike.



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Internally, the accommodation provides a welcoming layout with a front dining room and a separate second reception room at the middle of the property, both offering flexibility as a dining room, family room, or home office, together with a fitted kitchen and a modern shower room to the rear. On the first floor, there are two very well-proportioned bedrooms, both offering generous proportions and access to the partially boarded-out loft space.

Externally, the property benefits from a private rear yard creating an ideal low-maintenance outdoor space. Malcolm Street is exceptionally well-placed for day-to-day convenience, with a range of local shops, cafés and amenities nearby, alongside excellent transport links that provide straightforward access to Newcastle City Centre and surrounding areas. The property also sits within easy reach of well-regarded local schools and green open spaces, making this an appealing home for a variety of purchasers.

For more information, contact Brunton Residential





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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING :



| 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 <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 |