

# BRUNTON

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## RESIDENTIAL



**SIMONSIDE TERRACE, HEATON, NE6**

Offers Over £165,000

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Two Bedroom Ground Floor 'Tyneside' Apartment Boasting Two Double Bedrooms, Including a Wonderful 14ft Principle Bedroom, 15ft Living Room, Re-Fitted Kitchen with Access to Private Rear Yard plus Re-Fitted Bathroom & Available with No Onward Chain!

This two bedroom ground floor 'Tyneside' apartment is perfectly positioned on Simonised Terrace, Heaton. Simonised 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, and providing excellent transport links to the city centre and throughout the region, Simonside Terrace is also placed within close proximity to the delightful Heaton Park, providing direct access two lovely open green spaces. The property is also placed just a short walk from 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 and dining 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 bathroom which comprises a three piece suite with shower , 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 a garage door providing access to the rear service lane.

Available with no onward chain, early viewings are deemed essential to avoid disappointment!

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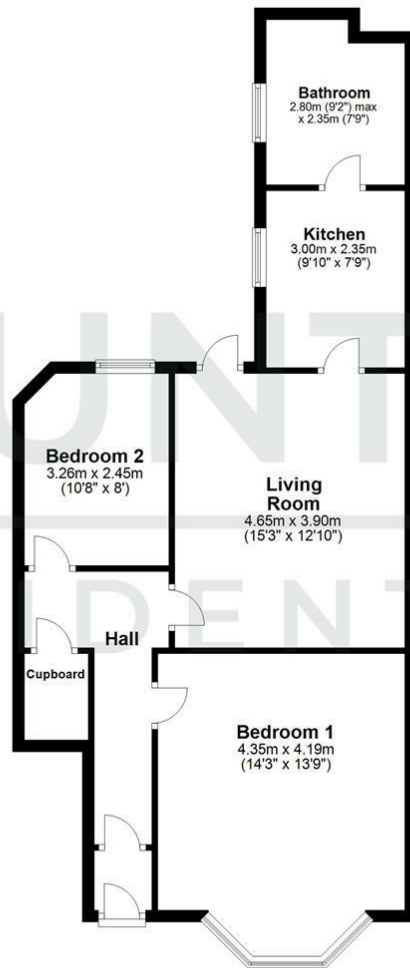
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

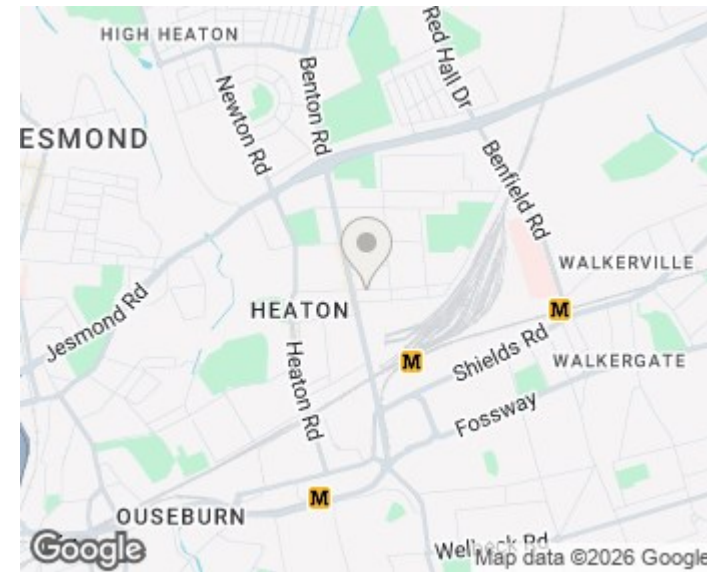
COUNCIL TAX BAND : A

EPC RATING : C

**Ground Floor**  
Approx. 69.3 sq. metres (746.0 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) <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 energy efficient - higher running costs			
		69	77
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			
(82 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			
England & Wales		EU Directive 2002/91/EC	