



## 2 bed lower flat to buy in NE6

Trewhitt Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5LU

**£195,000** Offers Over

🏠 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedroom Ground Floor Flat
- ✓ Modern and Well Presented Throughout
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A beautifully refurbished two-bedroom ground floor flat offering stylish, turnkey living in the heart of Heaton. Thoughtfully redesigned with a stunning open-plan kitchen and entertaining space, the property combines modern finishes with a layout ideal for both everyday living and hosting guests

The heart of the home is the impressive open-plan living kitchen and dining area, featuring a sleek range of modern wall and base units with complementary work surfaces and high-quality integrated appliances including a Neff induction hob and oven, microwave, fridge freezer, full-sized dishwasher, washing machine and dryer. A breakfast island with seating provides the perfect space for casual dining or social gatherings, while generous room for lounge furniture creates a comfortable and welcoming living area.

Externally, the property enjoys mature plantings in the front and a private south-facing rear yard, designed for low maintenance outdoor living and ideal for enjoying afternoon and evening sun. The back garden / patio includes paved seating space, a cedar storage shed, and gated access to the rear lane.

Additional benefits include new gas central heating and radiators, UPVC double glazing, easy on-street parking, and a long 964-year lease.

The property can also be purchased fully furnished by separate negotiation, offering an exceptional turnkey opportunity for first-time buyers, professionals or investors seeking a ready-to-move-into home.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g28abc>

Located in the vibrant Heaton area, the property is within easy reach of local cafés, restaurants, parks and transport links to Newcastle city centre.

Early viewing is highly recommended.

Please contact the Heaton Branch on for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Price: Offers Over £195,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

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### Entrance Area

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### Hallway

With doors off to the living area, master bedroom, shower room/WC, understairs storage cupboard, built in shelving and radiator.

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### Living Kitchen/Diner

6.21m x 4.32m (20'4" x 14'2")

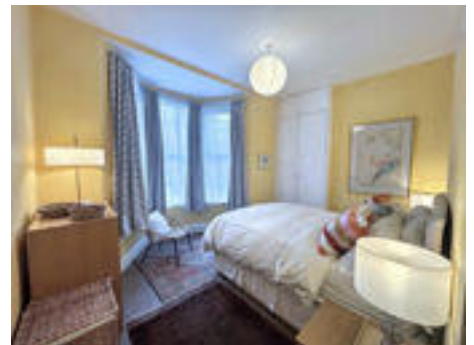
Modern open plan living kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in Neff electric induction hob and oven, stainless steel sink with mixer tap, tiled splashback, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar with stools, space for lounge furniture, two UPVC double glazed windows and two radiators.



### Master Bedroom

3.82m x 3.82m (12'6" x 12'6")

UPVC double glazed walk in bay window to the front, fitted wardrobes and radiator.



### Bedroom Two

3.27m x 2.29m (10'8" x 7'6")

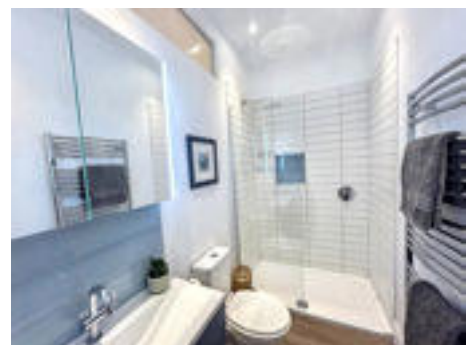
Located at the rear of the property with UPVC double glazed window looking into the rear yard, fitted wardrobes, UPVC double glazed door to the rear yard and radiator.



### Shower Room/WC

2.77m x 1.37m (9'1" x 4'5")

Three piece shower room comprising; walk in shower with rainfall shower head and glass screen, hand wash basin built into wall mounted unit, low level WC, partially tiled walls, LED lit wall mounted mirrored cabinet and heated towel rail.

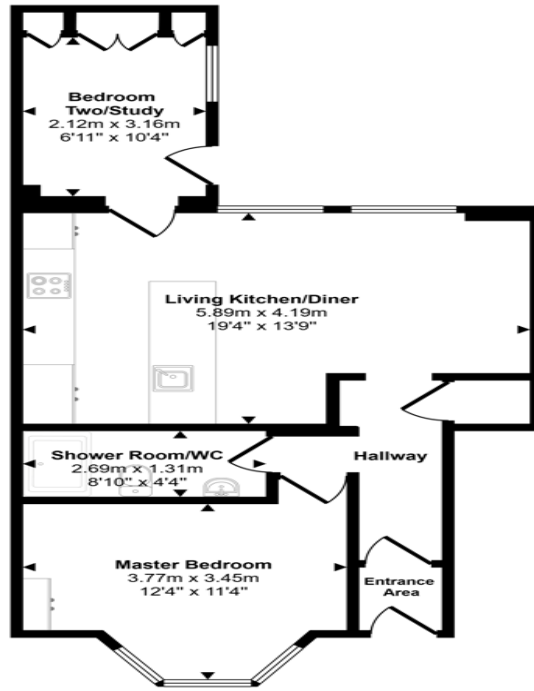


## Rear Yard

South facing rear yard mainly paved with wooden shed, walled and fenced boundaries incorporating a gate leading to the rear lane.



Approx Gross Internal Area  
55 sq m / 591 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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