

Asking price of £215,000 Cleghorn Street, Heaton, NE6



- Terraced house
- Fitted kitchen
- Private rear yard
- Three bedrooms
- Double glazing
- Patio garden area to front
- Ground floor shower room
- Gas combi boiler
- No chain

*** For sale with no upper chain ***

Noel Harris Home Sales are pleased to present this Victorian terraced house which has three bedrooms and is conveniently located a short walk away from Chillingham Road Metro Station and local buses into Newcastle. With excellent local amenities on its doorstep, including coffee shops, restaurants, Tesco, and Sainsbury's, this property offers the perfect blend of convenience and comfort. With no chain, the property is freehold, and falls within council tax band A with an energy rating of D. This house is an excellent option for anyone seeking a character home in an excellent location.

Cleghorn Street, Heaton, NE6

Main entrance door to :

Lobby

With stairs to first floor.

Living room

3.81m x 3.85m (12'6" x 12'8")

Radiator. Decorative fireplace. Open plan to :

Dining room

4.49m x 3.62m (14'9" x 11'11")

Radiator. Cupboard with gas combi boiler. Walk in storage cupboard.

Kitchen

2.00m x 3.44m (6'7" x 11'3")

Fitted with a range of units to include low level LED lighting. Integrated electric hob and oven. Integrated under counter fridge and separate freezer. Plumbed for washer. Door to :

Shower room

2.21m x 1.65m (7'3" x 5'5")

With radiator. Corner shower, wash basin and w.c.

First floor landing

With attractive original doors to each room.

Bedroom one

3.93m x 3.27m (12'11" x 10'9")

Radiator.

Bedroom two

3.83m x 2.29m (12'7" x 7'6")

Radiator.

Bedroom three

2.83m x 2.52m (9'3" x 8'3")

Radiator.

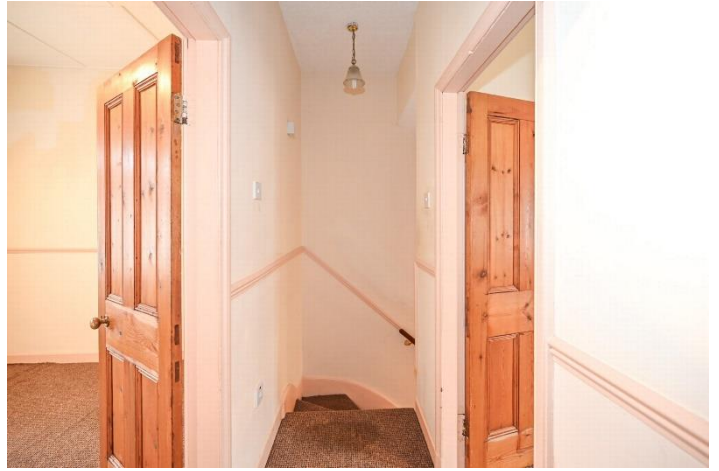
Outside

Patio garden area to front. Enclosed rear yard with outside store.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

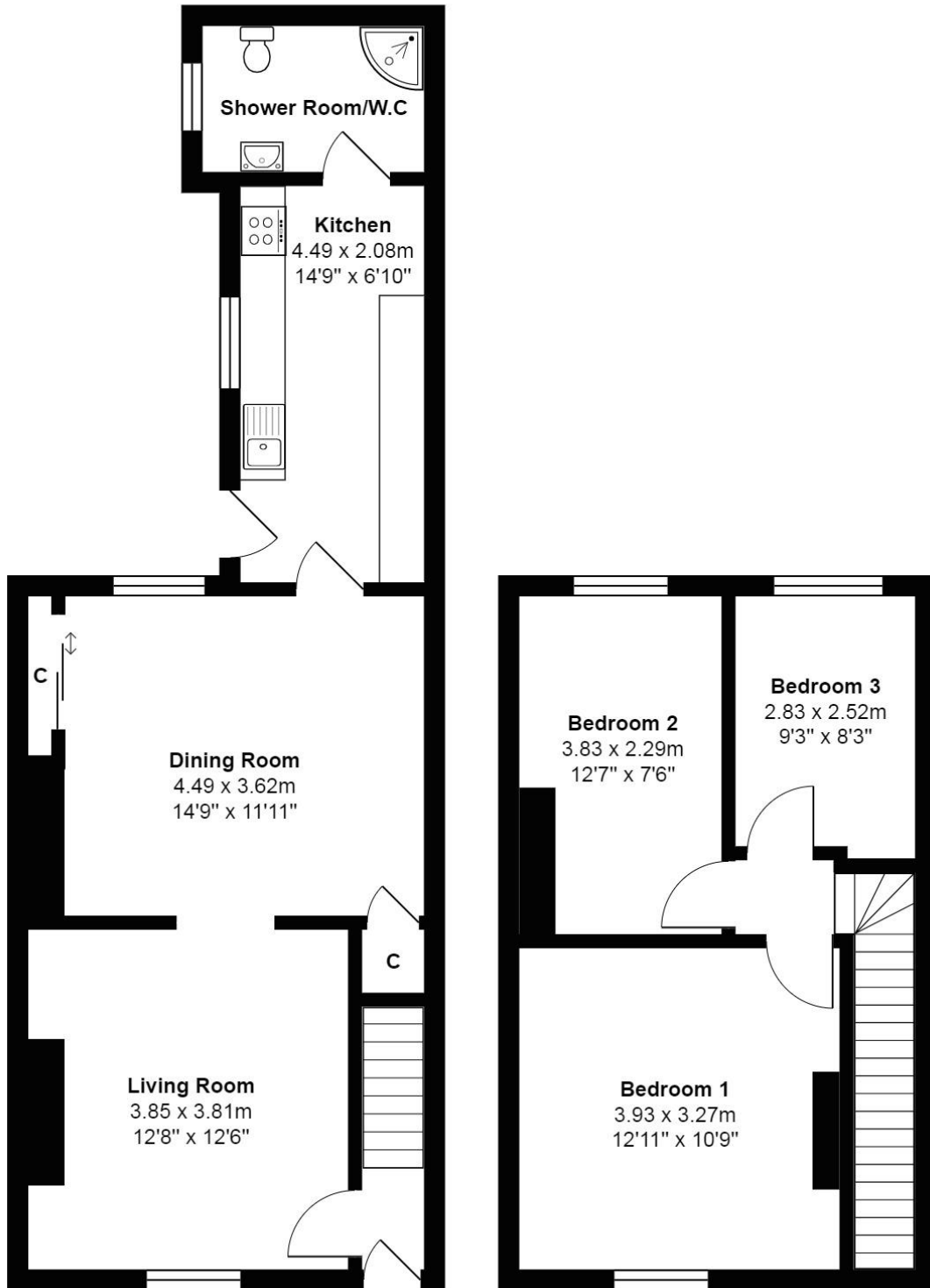








Cleghorn Street



Ground Floor

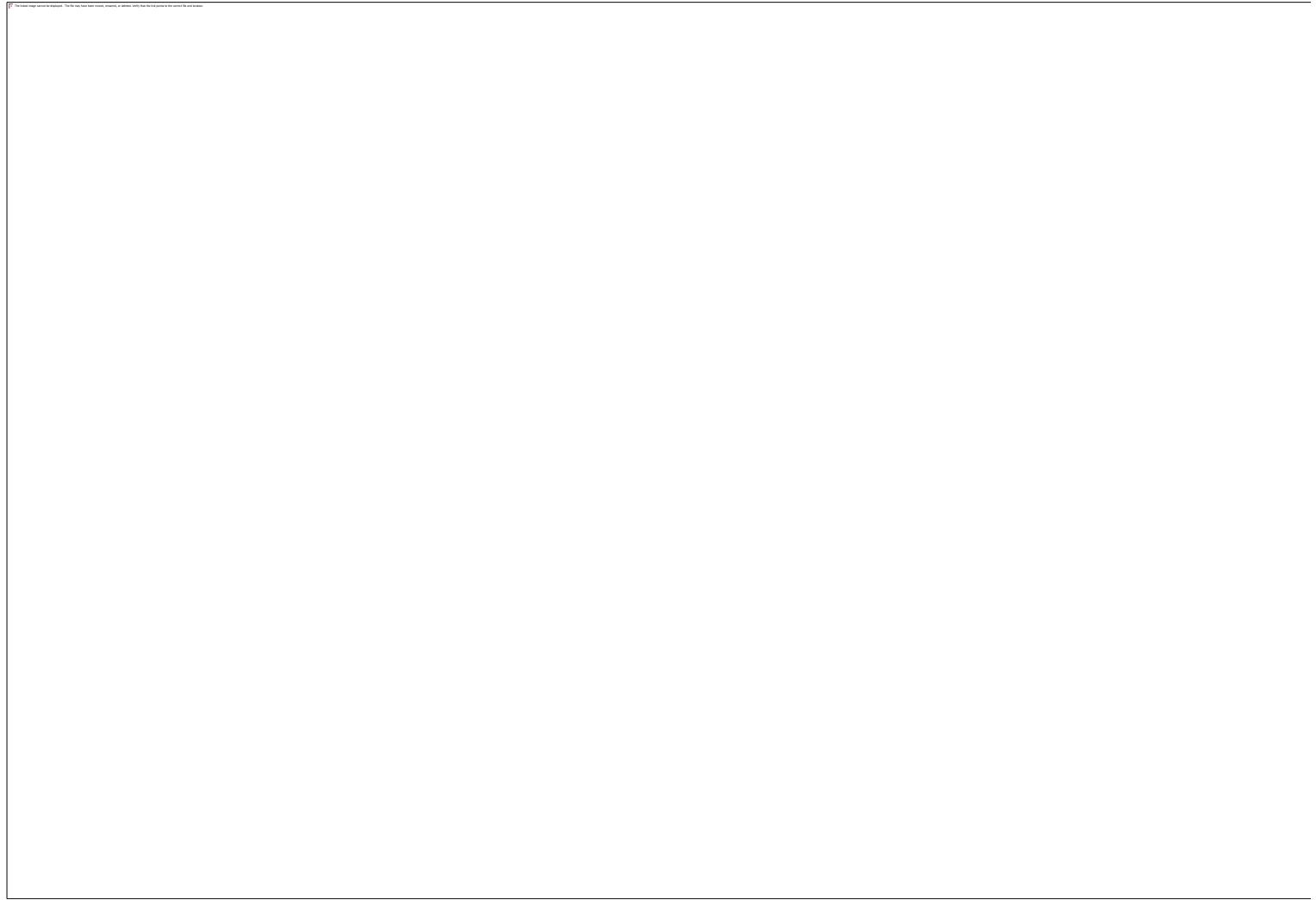
First Floor

Total Area: 82.6 m² ... 890 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.