

## Offers Over £225,000

### Simonside Terrace, Heaton, NE6



- Maisonette
- Study/nursery
- Gas combi heating
- Two double bedrooms
- Fabulous kitchen
- Superb decor
- Main bedroom includes en-suite
- Double glazed
- Ideal first buy

\*\*\* Best and final offers invited \*\*\* The seller is no longer accepting new viewing request and has invited best and final offers to be made to [noel@noelharris.co.uk](mailto:noel@noelharris.co.uk) no later than 12 midday on Thursday 30 January 2025 \*\*\*

Located within one of Newcastle's most sought after areas, this spacious maisonette offers beautifully presented rooms over two floors which exude style and good taste. The property has been upgraded in recent years to include gas combi heating, double glazing, a larger style bathroom, and an ensuite to the main bedroom. The

living room features a wood burning stove, and opens into a generous dining room, which in turn opens into a fabulous sized kitchen, which is one of the best we have seen in the area. The property also includes a useful study/nursery, making this an ideal home for those who work from home. Energy rating C, Council tax band A. Leasehold 970 years. No ground rent.

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## Stairs to :

## First floor landing

Radiator.

## Living room (front)

With radiator, inset wood burning stove. Open plan to :

## Dining room

With radiator. Alcove cupboards with shelving above.

## Kitchen

A larger sized kitchen with an excellent range of units. Solid wood worktops. Space for range cooker, extractor hood and integrated microwave. Vertical radiator.

## Utility room

With cupoard and gas combi boiler. Plumbed for washer.

## Bathroom

White suite with bath, shower and w.c.

## Study/nursery

Radiator.

## Second floor landing

## Bedroom one

Radiator and velux window. Door to :

## En suite

With radiator, walk in shower, w.c. and wash basin.

## Bedroom two

Radiator. Two velux windows.

## Outside space

Outside space: There is a shared yard to the rear with access for both the upper and lower flat.

## Utilities


Main gas, water, drainage, electricity and high speed broadband are all connected.

## Mining

The property is not known to be affected by mining but clarification of this must be sought by your solicitor prior to exchange of contracts.

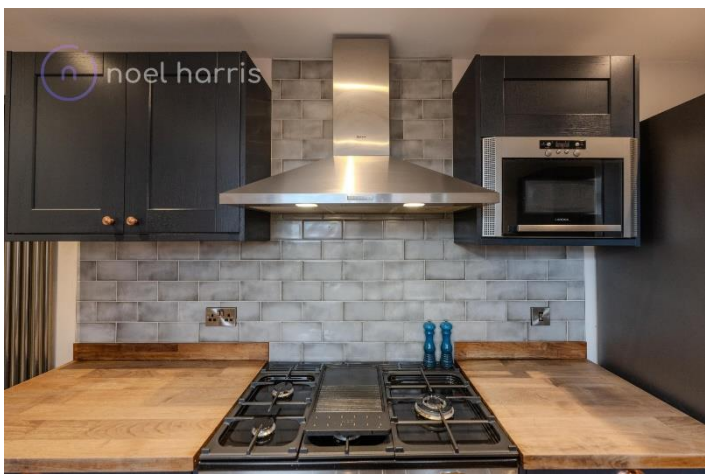
## Building control and planning consents

The mention of any room or facility at a property does not indicate that we have seen sight of the relevant regulatory certification. This will need to be confirmed before exchange of contracts, as advised by your conveyancer and surveyor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	73
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

















Directions

Location

Heaton, in Newcastle, is a vibrant and diverse neighbourhood that perfectly blends city living with a welcoming community feel. Known for its green spaces like Heaton Park with Jesmond Dene beyond, it offers plenty of opportunities for outdoor relaxation and recreation. The area has a great choice of independent cafés, restaurants, and shops, giving it a unique charm and a lively atmosphere. Its excellent transport links to Newcastle city centre and proximity to both universities make it popular with young professionals and families alike. With its rich history, inclusive vibe, and bustling Chillingham road, Heaton truly has something for everyone.



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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