

Offers Over £170,000

Guelder Road, High Heaton, NE7



- 987 year lease
- Double glazing
- Modern bathroom
- Spacious upper flat
- Cavity wall insulation
- Modern fitted kitchen
- Gas combi central heating
- Westerly back garden
- Real oak flooring to most rooms

***** ZERO STAMP DUTY ON THIS PROPERTY FOR FIRST TIME BUYERS *****

With a westerly rear garden complete with a homeworking space/summerhouse, this spacious two bedroomed upper flat offers a very enjoyable place to live. The property has gas combi heating, double glazing and a block paved patio to the front. The kitchen includes an integrated hob, oven, and extractor hood. With a modern bathroom enjoying an over bath shower, other attractions include real wood flooring to the main rooms. The location is ideal for accessing the Freeman Hospital, with a

large Sainsburys within walking distance and local bridlepaths which are popular all year round. Council tax band A, long lease with 987 years and no ground rent. Energy rating to be advised.

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Front door to :

Stairs to first floor floor

Landing

Radiator. Access to loft. Real oak flooring.

Living room

4.44m x 4.46m (14'7" x 14'8") Into bay window

Radiator. Fire surround with electric fire.

Cornice.

Bedroom one

3.76m x 3.79m (12'4" x 12'5")

Radiator. Real oak flooring. Cupboard with gas combi boiler.

Bedroom two

11'9" x 9'3" (3.58m x 2.82m)

Radiator. Real oak flooring. Original decorative fireplace. Buil in cupboard.

Bathroom

With travertine tiled floor and splash tiling.

Radiator. White suite with shower bath, wash basin and WC.

Kitchen

3.43m x 2.72m (11'3" x 8'11")

With real oak flooring. Radiator. Modern range of stylish wall and base units with contrasting work areas. 5 ring gas hob, extractor hood and oven with grill. Plumbed for washer.

Door from kitchen to :

Stairs down to back door opening into garden.

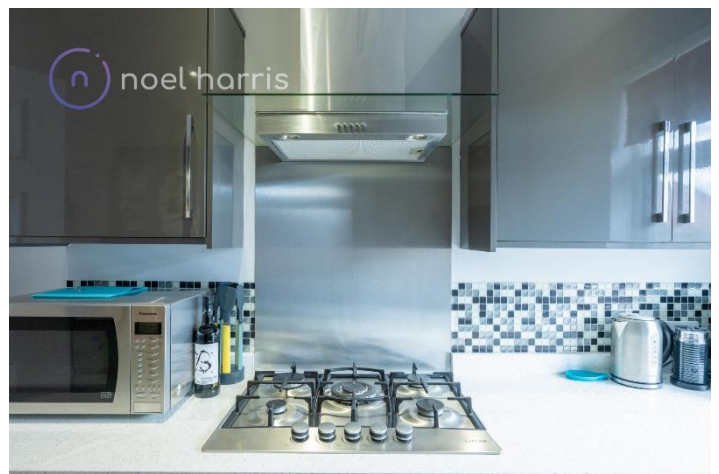
Outside

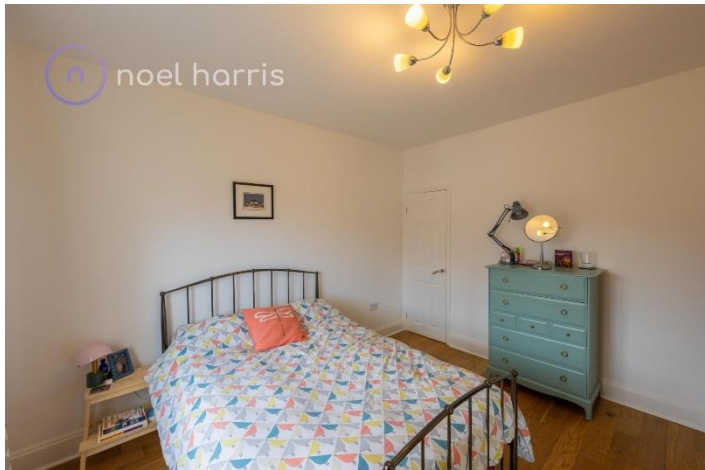
Block paved patio to front. Westerly back garden with lawn, patio and summer house with electricity that would make an ideal home working space.

Leasehold

The property is leasehold with 987 years and no ground rent. This must be confirmed by your solicitor prior to exchange of contracts.









Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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