



Chillingham Road Heaton

- Mid terraced house
- Investment property - Tenanted to one family
- Currently achieving £665pcm - rent reviewed annually
- Freehold

£ 200,000



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ROOK
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Chillingham Road Heaton

A well presented mid terraced house situated on Chillingham Road in Heaton. Situated close to local shops, school, public transport and restaurants. The property comprises of lounge, sitting room, breakfast/dining room, fitted kitchen, bathroom/wc with shower, three bedrooms and west facing rear yard. It benefits from gas central heating and double glazing.

Entrance porch

Entrance door, coving to ceiling, dado rail.

Entrance

Staircase to first floor with spindle banister, radiator, dado rail, coving to ceiling.

Lounge – 12'11 x 15'8 (3.94m x 4.78m)

Double glazed bay window to the front, decorative ceiling, two alcoves, picture rail, coving to ceiling, double radiator.

Dining room – 10'3 x 12'10 (3.12m x 3.91m)

Double glazed window to the rear, radiator.

Breakfast room – 13'2 x 6'11 (4.01m x 2.11m)

Two double glazed windows, laminate floor, double radiator.

Kitchen – 10'6 x 7'5 (3.20m x 2.26m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, space for auto washer, wall mounted central heating boiler, double glazed window to the rear, double glazed door to the rear.

Bedroom 1 – 12'10 x 10'5 max (3.91m x 3.18m)

Double glazed window to the rear, two alcoves, and radiator.

Bedroom 2 – 13'3 x 10'6 (4.04m x 3.20m)

Double glazed window to the front, two alcoves, coving to ceiling.

Bedroom 3 – 9'8 x 5'10 (2.95m x 1.79m)

Double glazed window to the front, built in cupboard, radiator.

Bathroom/w.c

White 3 piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed frosted window to the rear.

Separate w.c

Low level w.c, double glazed frosted window to the rear.

TENURE

Freehold - It is understood that this property is Freehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Council Tax Band: B

EPC Rating: D

JR00004096/MJ/KC/16.11.23/V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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