

Second Avenue, Heaton NE6

OO £180,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this delightful ground floor Tyneside flat offers a perfect blend of character and modern living. The property boasts generous well-designed accommodation and is well positioned for access to Ideally positioned in the heart of Heaton, within walking distance of Chillingham Road, Heaton Park and Jesmond Dene

Entrance Hallway gives access to all main accommodation including a spacious lounge that serves as the heart of the home, providing a comfortable area for relaxation and entertaining. Fitted kitchen equipped with integrated appliances. The flat features a double bedroom with a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. Additionally, there is a second good sized bedroom, perfect for guests, a child, or even as a home office. The bathroom is thoughtfully designed, featuring an over-bath shower, which adds practicality to the space. The property has a shared rear yard, with an access gate to the rear lane, offering an outdoor area for enjoying fresh air or hosting small gatherings.

Heaton is a popular residential of Newcastle, known for its vibrant community atmosphere, attractive period housing and excellent access to

the city centre. The area is particularly popular with young professionals, students and first-time buyers due to its mix of Victorian terraces, Tyneside flats and independent cafés, bars and shops centred around Heaton Road and Chillingham Road. Heaton offers a lively but relaxed feel, combining a strong local identity with a creative and social environment. The area benefits from excellent transport links, including nearby Metro stations and regular bus services, with Newcastle city centre within easy reach.

Features

- Delightful 2 bedroom ground floor Tyneside flat.
- Ideally positioned within walking distance of Local amenities on Chillingham Road.
- Beautifully presented generous accommodation with rear yard.
- Within easy reach of the City Centre , with excellent transport links.

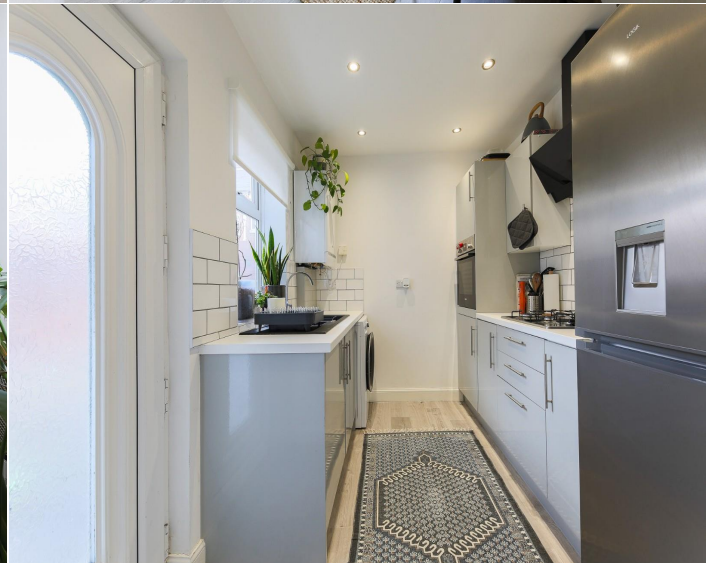
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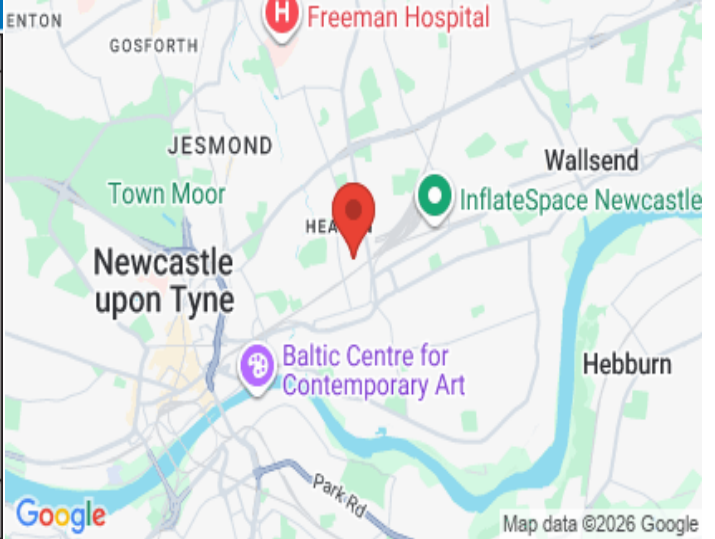
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approximate Floor Area
 700 sq.ft
 (65.00 sq.m)

Approx. Gross Internal Floor Area 647 sq. ft / 60.15 sq. m

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