



To buy

## 4 bed terraced house to buy in

Rothbury Terrace, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5XH

**£385,000** Offers Over

 x4  x1  x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Four Bedrooms
- ✓ Mid Terrace House
- ✓ Well Presented and Modern Throughout
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Appealing to a wide variety of buyers is this beautifully presented four bedroom mid terrace house situated within this favoured residential street. The property is ideally located close to all local amenities, good schools, Chillingham Road Metro Station and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall with stairs to the first floor, lounge to the front with walk in bay window, dining room, breakfasting area, modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, space for appliances, composite door leading to the rear garden, UPVC double glazed window and radiator. To the first floor, four good size bedrooms and a shower room/WC.

Externally is a small garden to the front, and to the rear is a private yard which is mainly laid to artificial lawn, leading to a garage.

The property has been sympathetically modernised throughout providing modern living whilst boasting original features. The property benefits from gas central heating (the boiler was installed 2 months ago), CCTV system, security alarm and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g1e191>

Properties in this area are extremely in demand so view early to avoid disappointment

Please contact the Heaton Branch for more information or to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £385,000

Property Type: Terraced House

Parking: Garage, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, dining room, breakfasting area, kitchen and stairs to the first floor.

## Lounge

5.06m x 4.45m (16'7" x 14'7")

UPVC double glazed walk in bay window to the front, feature fireplace, stripped timber flooring and radiator.



## Dining Room

4.98m x 3.71m (16'4" x 12'2")

UPVC double glazed window to the rear, feature fireplace, stripped timber flooring and radiator.



## Breakfasting Area

3.35m x 2.70m (10'11" x 8'10")

UPVC double glazed window to the side aspect, stripped timber flooring and radiator.



## Kitchen

4.40m x 2.56m (14'5" x 8'4")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, space for appliances, composite door leading to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

Split level landing with doors off to all bedrooms and shower room/WC.

## Bedroom One

5.17m x 3.36m (16'11" x 11'0")

UPVC double glazed walk in bay window to the front, feature fireplace, stripped timber flooring and radiator.



## Bedroom Two

4.25m x 3.77m (13'11" x 12'4")

UPVC double glazed window to the rear, feature fireplace, stripped timber flooring and radiator.



## Bedroom Three

4.43m x 2.61m (14'6" x 8'6")

UPVC double glazed window to the rear, stripped timber flooring and radiator.



## Bedroom Four

3.34m x 2.35m (10'11" x 7'8")

UPVC double glazed window to the front, stripped timber flooring and radiator.



## Shower Room/WC

3.19m x 1.34m (10'5" x 4'4")

White three piece shower room comprising; shower cubicle with glass screen, hand wash basin, low level WC, two UPVC double glazed windows and heated towel rail.



## Rear yard

Private rear yard which is mainly laid to artificial lawn, access to the garage and walled boundaries.

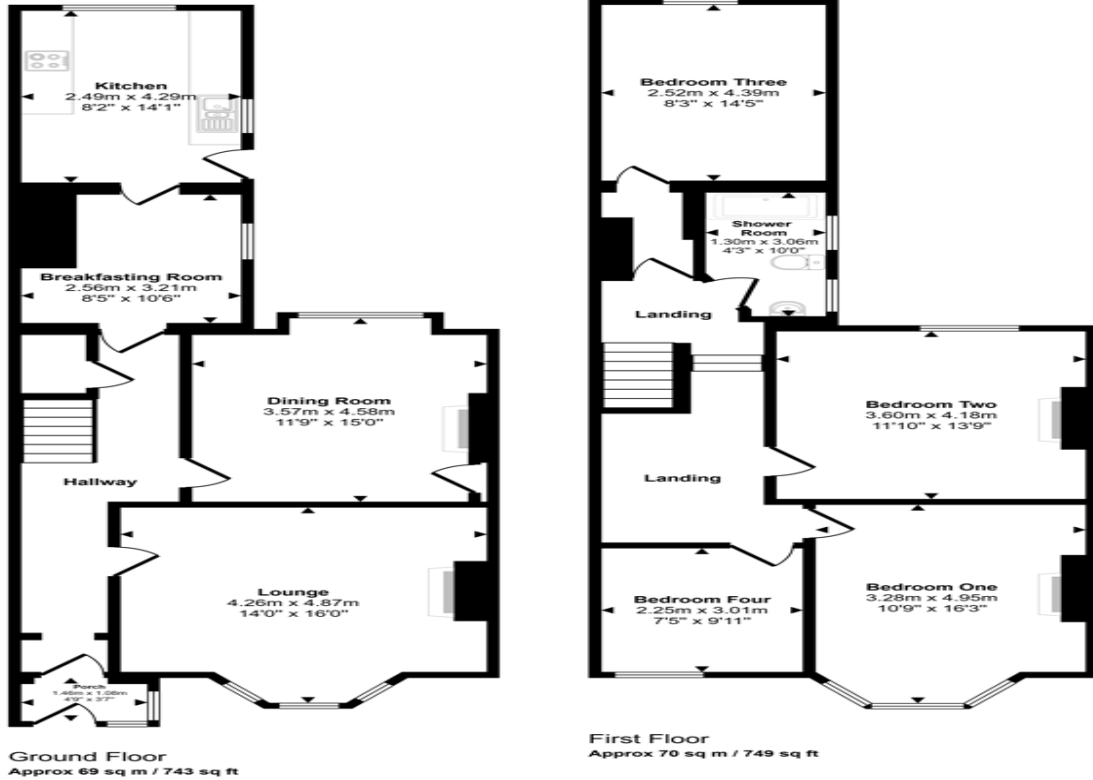


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## Garage

With double doors leading into the rear lane.

Approx Gross Internal Area  
139 sq m / 1493 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		69	79
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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heaton@pattinson.co.uk, www.pattinson.co.uk**

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