



## 2 bed maisonette to buy in NE2

Haldane Terrace, Newcastle upon Tyne,  
Tyne and Wear, NE2 3AN

**£240,000** Offers Over

 x 2  x 2  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Top Floor Apartment
- ✓ Private parking space to the rear
- ✓ No Upper Chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ 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

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A superb opportunity to purchase this good size top floor apartment situated within Brandling Village, Jesmond.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall, lounge, kitchen/diner to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, plumbed for washing machine, space for other appliances, space for dining table, pantry style cupboard, door leading to the rear of the property, UPVC double glazed window and radiator. Two bedrooms (master with en-suite) and bathroom/W.C.

Benefitting from no onward chain, private parking space to the rear of the property, gas central heating and UPVC double glazing. The property is ideally located for Jesmond Metro Station, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Leasehold 99 years from 1st January 2000 should you proceed with this purchase these details must be verified by your solicitor. The vendor has advised the lease will be extended before completion. The new buyer will also obtain and equal share of the freehold.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g27c97>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 72

Price: Offers Over £240,000

Property Type: Maisonette

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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

Secure communal entrance with telephone entry system.



## Communal Hallway

With stairs to all floors.

## Entrance Hall

With doors off to all rooms.

## Lounge

5.73m x 4.95m (18'9" x 16'2")

Two UPVC double glazed dormer windows to the front, fire set into feature surround and radiator.



## Kitchen/Diner

5.03m x 4.73m (16'6" x 15'6")

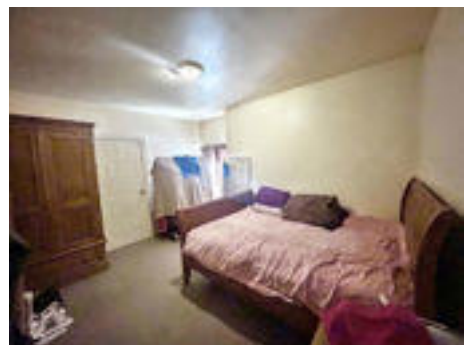
To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel one and a half sink with mixer tap, tiled splashback, plumbed for washing machine, space for other appliances, space for dining table, pantry style cupboard, door leading to the rear of the property, UPVC double glazed window and radiator.



## Bedroom One

4.11m x 3.25m (13'5" x 10'7")

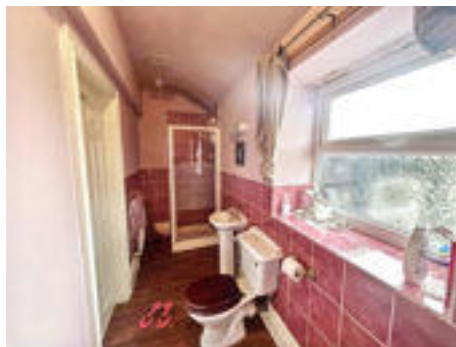
UPVC double glazed window to the rear, en suite shower room and radiator.



## En-suite

3.86m x 1.23m (12'7" x 4'0")

White three piece shower room suite comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



## Bedroom Two

2.85m x 2.49m (9'4" x 8'2")

UPVC double glazed window to the rear and radiator.



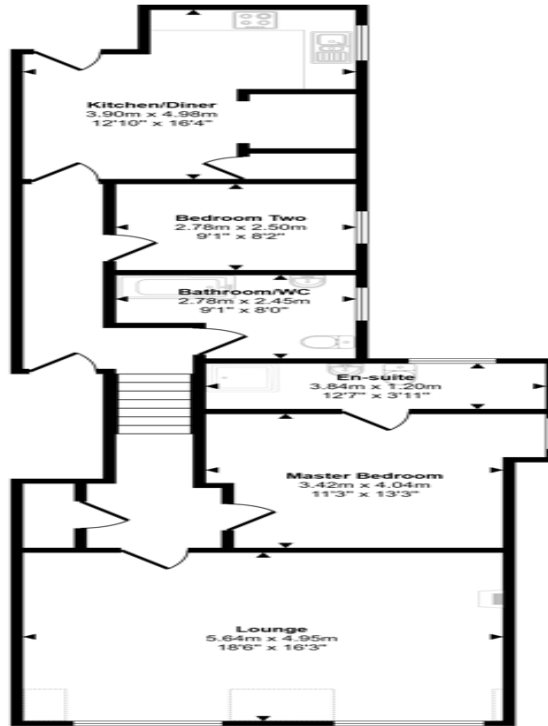
## Bathroom/WC

2.82m x 2.48m (9'3" x 8'1")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



Approx Gross Internal Area  
95 sq m / 1026 sq ft



Floorplan

☐ Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Haldane Terrace, Newcastle upon Tyne, Tyne and Wear, NE2 3AN

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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