





- Pair of Maisonettes
- Ideal Investment Opportunity
- Close To Local Amenities
- Off Street Parking
- Must Be Viewed
- Five Bed Upper - Two Bed Lower
- No Onward Chain
- Good Transport Links
- Popular Residential Location
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/mfLVUszdh3o>
**

We welcome to the market a pair of Maisonettes consisting of a five-bedroom upper maisonette and a two-bedroom lower Maisonette situated on Meldon Terrace in the highly desirable area of Heaton.

The property is positioned close to local amenities around Chillingham Road and also Newcastle Shopping Park, along with access to well-regarded schools and excellent travel links, with Newcastle city centre only a short commute away.

Briefly comprising to the first floor:- bright and airy open plan living room/kitchen with fitted wall and floor units, and three good-sized bedrooms. To the second floor, there are a further two good-sized bedrooms and a three piece shower room/w.c. The property also boasts gas central heating, ample storage, and double glazing. To ground floor, the property consists of a lounge with feature fireplace, a good-sized bedroom, a three piece shower room/w.c. and kitchen with fitted wall and floor units with access to the rear garden. To the lower ground floor, there is a further double bedroom, open plan living room/kitchen, and a further three piece shower room/w.c. The property also boasts gas central heating, ample storage, and double glazing. Externally, there is an easy to maintain garden to the front and parking to the rear for a number of cars.

This property is an ideal investment opportunity and early viewings come highly recommended. For more information please call our High Heaton office on 0191 270 1122.

Tenure

The agent understands these properties to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



- Lounge 14'9" x 12'2" (4.50 x 3.73)
- Kitchen 12'3" x 5'1" (3.75 x 1.57)
- Bedroom One 10'9" x 6'6" (3.30 x 2)
- Bedroom Two 9'6" x 11'2" (2.91 x 3.42)
- Bedroom Three 15'6" x 10'10" (4.73 x 3.31)
- Bedroom Four 9'6" x 10'7" (2.92 x 3.23)
- Bedroom Five 17'5" x 9'6" (5.32 x 2.90)
- Lounge - Ground Floor 16'10" x 14'0" (5.14 x 4.28)
- Kitchen - Ground Floor 9'5" x 15'5" (2.89 x 4.72)
- Bedroom One - Ground Floor 14'6" x 11'4" (4.43 x 3.47)
- Bedroom Two - Lower Ground Floor 13'10" x 11'8" (4.23 x 3.56)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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