



**ronbreen**  
Estate Agents

230 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5LP

Tel: 0191265 9339

Email: ronbreen@hotmail.co.uk

Web: www.rbreen.co.uk



## 49 Rokeby Terrace, Heaton, NE6 5SU

- A 3 bedroom semi-detached upper flat
- New bathroom/WC
- Kitchen
- Lounge
- New carpets & decor throughout
- New combi central heating
- On street parking
- Early viewing recommended

**£130,000**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**

For sale we have this 3 bedroom upper mid terraced flat in the sought after location of Rokeby Terrace. The property benefits from natural stripped flooring throughout bedrooms and living room, UPVC double glazing and combi gas central heating. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** Traditional wood door to front, carpet to stairs.

**LOUNGE** 14.11 x 21.0  
Natural stripped flooring, inset gas fire with marble hearth and timber fire surround, double radiator, UPVC double glazed window to rear, original doors.

**KITCHEN** 10.7 x 8.10  
Stainless steel sink unit, base and wall units in light beech with black granite effect laminate worktops, tiled splashbacks, gas cooker, tiled flooring, UPVC double glazed window to rear, double radiator, plumbed for automatic washing machine .

**BEDROOMS**

1) 12.11 x 9.2  
Natural stripped flooring, inset gas fire with marble hearth and timber surround, UPVC double glazed bay window to front.

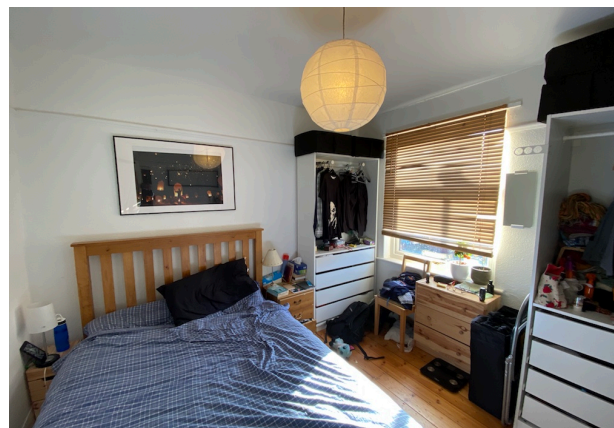
2) 9.8 x 10.7  
Natural stripped flooring, single radiator, UPVC double glazed window to front, dado rail.

3) 8.4 x 9.8  
Natural stripped flooring, UPVC double glazed window to rear, single radiator, dado rail

**BATHROOM/WC** Combined: Panelled bath, low level WC, pedestal washbasin, fully tiled, towel rail, electric shower over bath, shower screen, extractor fan, tiled flooring, UPVC double glazed windows x2, spotlights to ceiling, suite colour in white.



- HEATING Combi gas central heating with radiators.
- DOUBLE GLAZING UPVC double glazing.
- EXTERNAL Own yard to rear.
- TENURE Leasehold
- VIEWING By appointment with Ron Breen Estate Agents



**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)