



**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



## 147 Sackville Road, Heaton, Newcastle upon Tyne, NE6 5TD

- . An attractive 3 bedroom upper semi-detached flat
- . Lounge
- . Kitchen
- . Separate bathroom & WC
- . Combi central heating
- . UPVC double glazing throughout
- . Own fenced garden to rear.
- . EPC rating D
- . On street parking
- . Ideal for 1st time buyers

**£170,000** Offers in the region of

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

**0191 265 9339**

To the market we offer this attractive 3 bedroom semi-detached upper flat which benefits from parquet effect style flooring, a Vokera combi boiler and a fenced garden to rear. The property benefits from immediate vacant possession. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to front, carpets, cupboard to landing, UPVC double glazed window, alarm box.

**LOUNGE** 4.3 x 3.2  
Parquet effect style flooring, double radiator, timber fireplace with electric fire, cornice ceiling, built in cupboard, double glazed window to rear.

**KITCHEN** 2.8 x 2.0  
Base and wall units in pine with speckled grey laminate worktops, tiled to all walls, tiled flooring, stainless steel sink unit, built in electric oven, built in gas hob, extractor hood, UPVC double glazed window, single radiator, boiler cupboard, plumbed for washing machine.

**BEDROOMS**

- 1) 3.4 x 2.7  
Laminate flooring, single radiator, double glazed window to front.
- 2) 5.2 x 3.4  
Parquet effect style flooring, coved ceiling, composite fireplace with inset gas fire, double radiator, UPVC double glazed bay window to front.
- 3) 2.5 x 3.4  
Laminate flooring/parquet effect style flooring, UPVC double glazed window to rear, single radiator.



**BATHROOM** 2.6 x 1.5  
Panelled bath, tiled flooring, tiled to all walls, pedestal washbasin, double radiator, UPVC double glazed window to rear.

**WC** 1.6 x 0.7  
Tiled flooring, low level WC, tiled to all walls, UPVC double glazed window to rear.

**HEATING** Vokera combi Ideal gas central heating boiler.

**DOUBLE GLAZING** UPVC double glazing throughout.

**EXTERNAL** Garden to rear with fencing, trees and shrubs.

**TENURE** Leasehold with a remaining 165 years

**ADDITIONAL**

**VIEWING** By appointment with Ron Breen Estate Agents.





## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

- [Email](#)
- [Copy link to clipboard](#)
- [Print](#)

256a, Chillingham Road NEWCASTLE UPON TYNE NE6 5LQ		Energy rating <b>D</b>
Valid until <b>30 July 2030</b>	Certificate number <b>8460-7223-7690-1160-8272</b>	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	107 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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)

