



Rothbury Terrace, Heaton  
**Offers over £160,000**

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS SPACIOUS 3 BEDROOM FIRST FLOOR FLAT SITUATED WITHIN CLOSE PROXIMITY OF THE MULTITUDE OF SHOPS, RESTAURANTS AND BARS THAT CHILLINGHAM ROAD HAS TO OFFER.

The accommodation comprises: Entrance hall, lounge, good size kitchen, 3 bedrooms and a bathroom/WC.

Additional benefits include gas central heating and double glazing.

Entrance hall: Double glazed entrance door, staircase to first floor.

First floor landing: Access to the roof space, carpet and radiator.

Lounge: 14'5 x 12'3 into alcoves: Double glazed window to the rear, alcoves, coving to ceiling, ceiling rose, television point, carpet and radiator.

Kitchen: 12'5 x 7'0: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, part tiled walls, combi boiler, double radiator, double glazed window to the side and double glazed door to the rear.

Bedroom 1: 11'4 into bay x 12'2: Double glazed bay window to the front, carpet and radiator.

Bedroom 2: 10'5 x 7'6: Double glazed window to the rear, radiator and laminate floor.

Bedroom 3: 10'3 x 7'6: Double glazed window to the front, built in cupboard, radiator and laminate floor.

Bathroom/WC: 8'0 x 5'0: White 3 piece suite comprising a panelled bath with electric shower over, hand basin and WC. Tiled floor, part tiled walls, radiator and extractor fan.

