



3

3 KING EDWARD ROAD | HEATON







### 3 King Edward Road Heaton

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## DESCRIPTION

This impressive and substantial three storey semi detached family home is located in the popular suburb of Heaton with west facing garden, generous and versatile rooms, ideal for families and will have to be viewed to be appreciated.

Accommodation comprises:

Ground Floor: Entrance vestibule, hallway, cloakroom/WC, sitting room, family room, kitchen, dining room, rear lobby.



First Floor: Landing, master bedroom, bedroom 2, bedroom 3, utility/laundry room, family bathroom.

Second Floor: Landing, bedroom 4, bedroom 5, bathroom/WC.

Outside: Front lawned garden, driveway, off street parking, storage shed, side access, west facing rear lawned garden.



OUTGOINGS  
Council Tax Band Category:  
EPC Rating: D

POSTCODE NE6 5RE

VIEWINGS  
Viewings are available by appointment only. Please call 0191 338 9999 or email [newcastle@rettie.co.uk](mailto:newcastle@rettie.co.uk)



3 KING EDWARD ROAD, HEATON, NEWCASTLE UPON TYNE, NE6 5RE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,440 SQ FT / 227 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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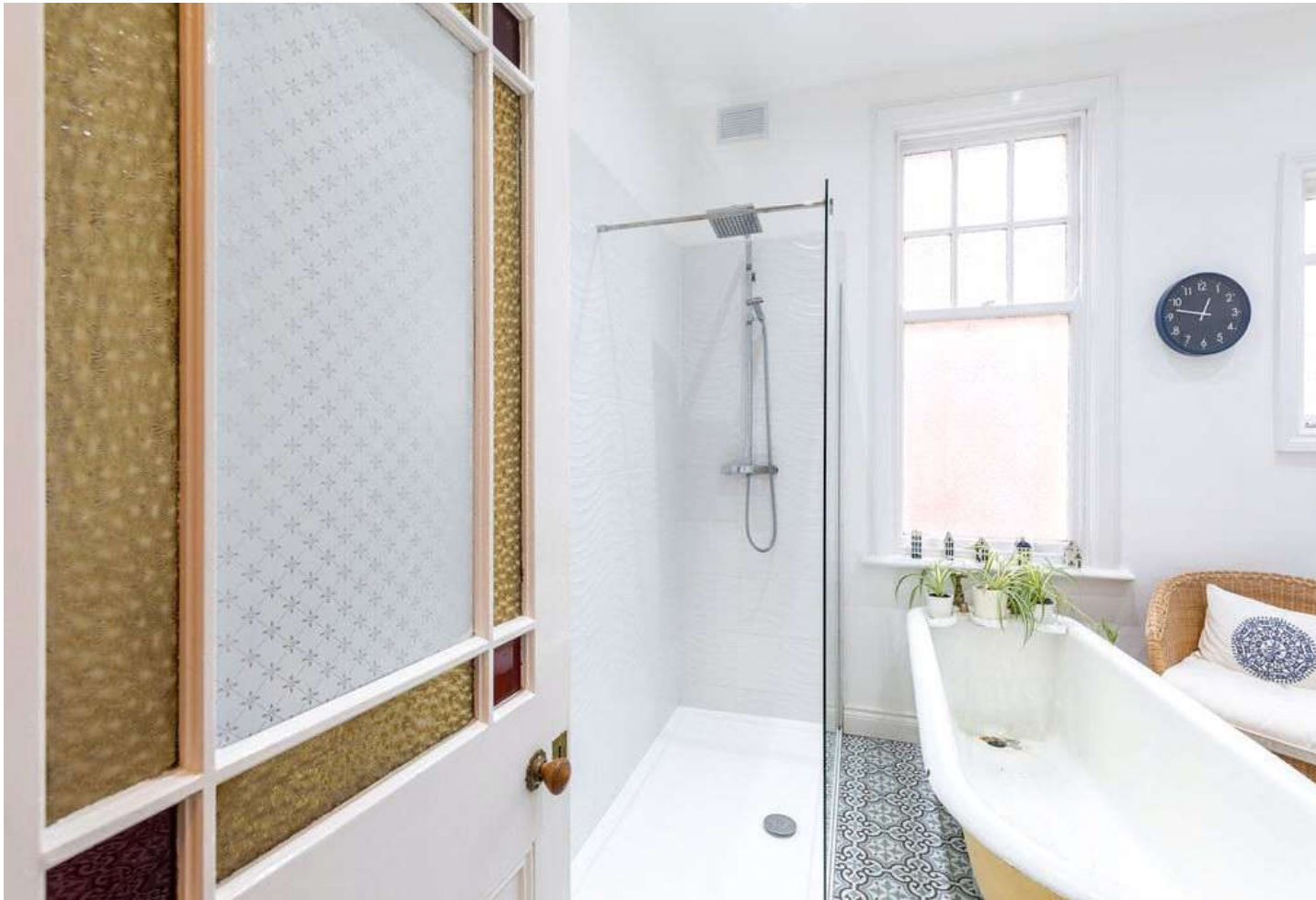
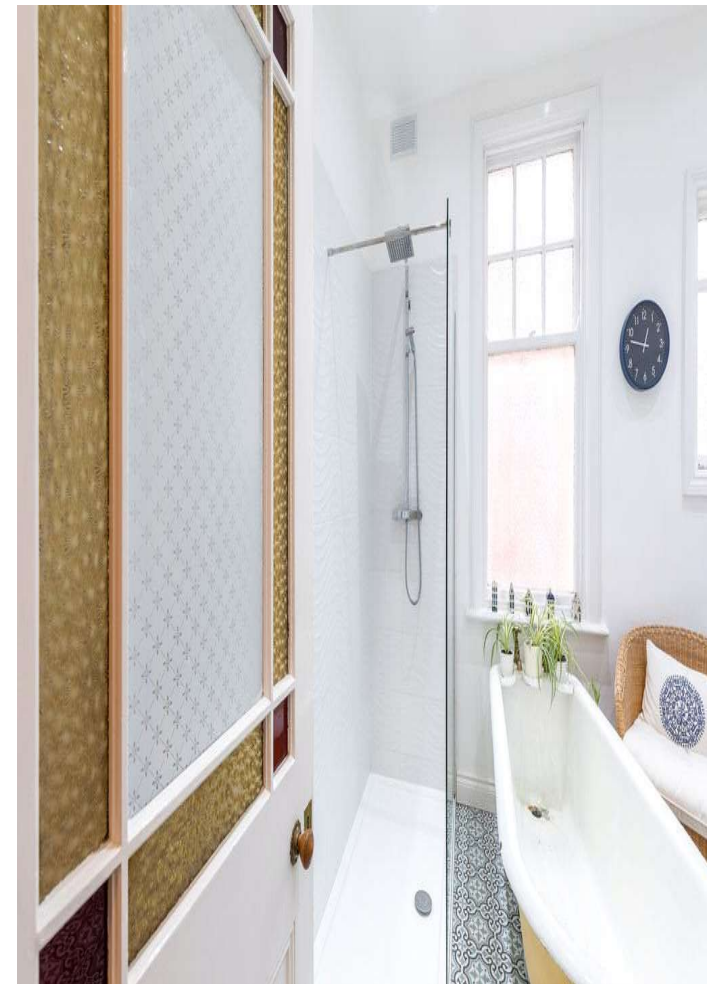
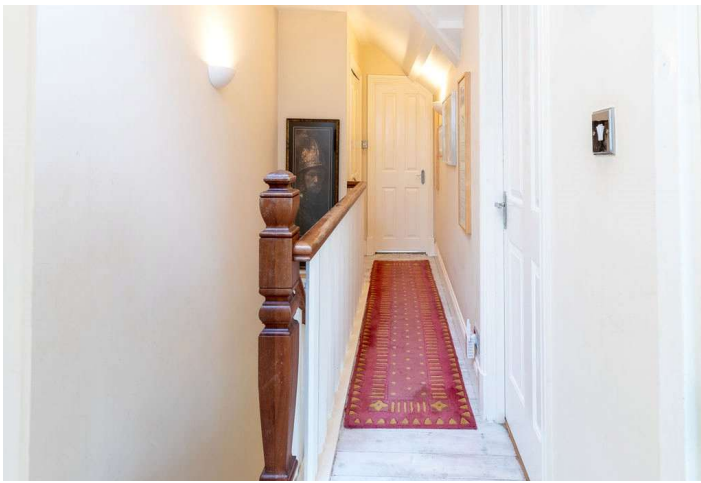
## PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address.

This is acceptable either as original or certified documents.



## MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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