





- Ground Floor Flat
- Two Bedroom Property
- Well Presented Throughout
- Gas Central Heating
- Leasehold
- No Onward Chain
- Central Location
- Double Glazed
- Great Starter Home
- Viewing Essential





\*\* Video Tour on our YouTube Channel  
|<https://youtu.be/PQBLdZ0nlhc> \*\*

This is a fabulous opportunity if you are a first time buyer to purchase this traditional style two bedroom ground floor semi detached flat. The property is offered for sale with the benefit of no onward chain.

Internally the property briefly comprises:- entrance hall with storage, living room with feature fire surround and hardwood flooring, two bedrooms, a well appointed kitchen with modern fitted wall and floor units and complementing worksurfaces, utility, bathroom WC and also a private garden to the front. As you would expect with a quality home the property is warmed with gas central heating and also has UPVC double glazing.

The position of the property is a very central and you have ease of access to a wide variety of amenities. There are great bus and Metro links nearby along with local shops and schools. The exact location can have you into Newcastle city centre within around 10 minutes.

Interested parties are urged to arrange a prompt and essential internal viewing to see how pleasant this property is. Please call 0191 236 2070 for more information.

#### Tenure

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

#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*



## Ground Floor



Lounge 12'2" x 11'11" (3.72 x 3.65)

Kitchen 14'0" x 8'7" (4.29 x 2.63)

Bedroom One 11'0" x 11'10" (3.36 x 3.63)

Bedroom Two 8'0" x 13'7" (2.44 x 4.16)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## The difference between house and home

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