





2



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- Ground Floor
- Popular Location
- Close To Shops
- Council Tax Band *A*
- Call For More Information
- Two Bedrooms
- Beautiful Rear Garden
- Leasehold
- Viewing Recommended





This delightful, two-bedroom ground floor flat is positioned on the popular Silver Lonsdale and would make an ideal first time buy.

The property is located close to a wealth of local amenities, including local retail parks, supermarkets, and leisure facilities, with further amenities easily accessed in Newcastle via excellent transport links. The area is also home to scenic parks, offering green space for relaxation and outdoor activities.

Internally the property is made up of an entrance hallway, spacious lounge with feature fireplace, and a kitchen with wall and floor units providing ample storage space, integrated oven and hob and access to the rear. There are two good sized bedrooms, both with built-in wardrobes and bedroom two with French door access to the rear and there is a stylish bathroom WC. Further benefits include gas central heating and double glazing.

Externally, there is a well-stocked garden to the rear with a decked area, lawn and planted borders.



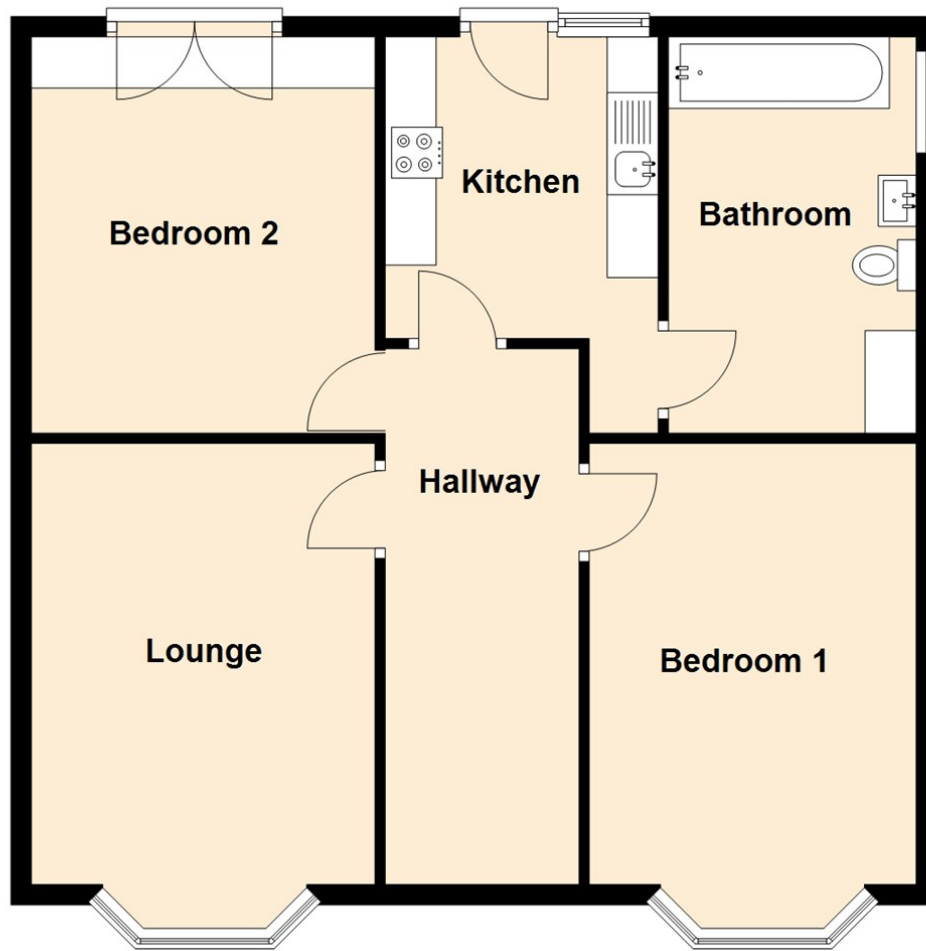
Viewings are highly recommended. To book yours or for more information, please, call our Gosforth team on 0191 236 2070.

Tenure

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

Council Tax band *A*.

Ground Floor




Lounge 10'8" x 14'2" (3.27 x 4.32)

Kitchen 6'7" x 10'9" (2.02 x 3.3)

Bedroom One 8'5" x 14'2" (2.58 x 4.32)

Bedroom Two 9'0" x 13'6" (2.75 x 4.13)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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