





- First Floor Flat
- No Upper Chain
- Close To Park
- Leasehold
- Viewing Recommended
- Two Bedroom Home
- Popular Location
- Rear Yard
- Council Tax Band *A*
- Call For More Information





This first-floor flat is positioned in a sought-after location and would make an ideal purchase for the first time buyer. Offered for sale with the benefit of no onward chain.

The property is accessed via a communal entrance and lobby with stairs to the first-floor landing and briefly comprises: - living room, two good sized bedrooms, a well-appointed kitchen, and a shower room WC. Further benefits include gas central heating and double glazing. Externally there is a yard to the rear.

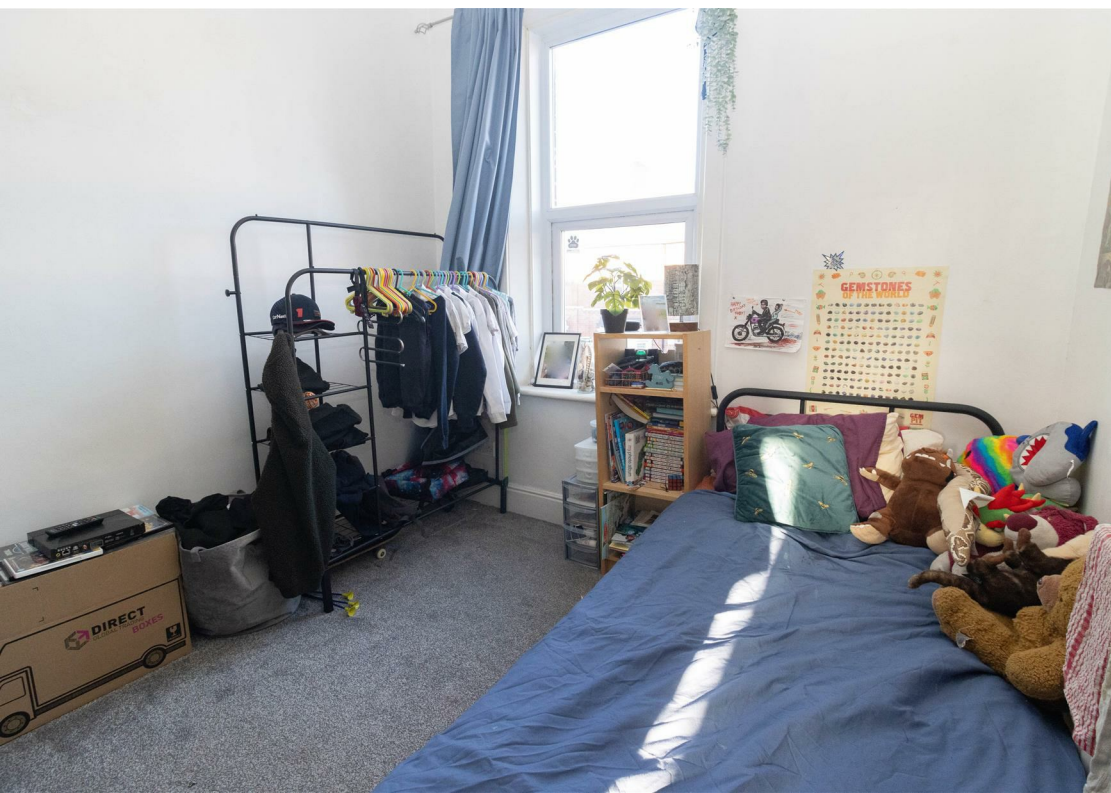
The location of this property is without doubt extremely central, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. For more information, please call our Tynemouth branch on 0191 236 2070.

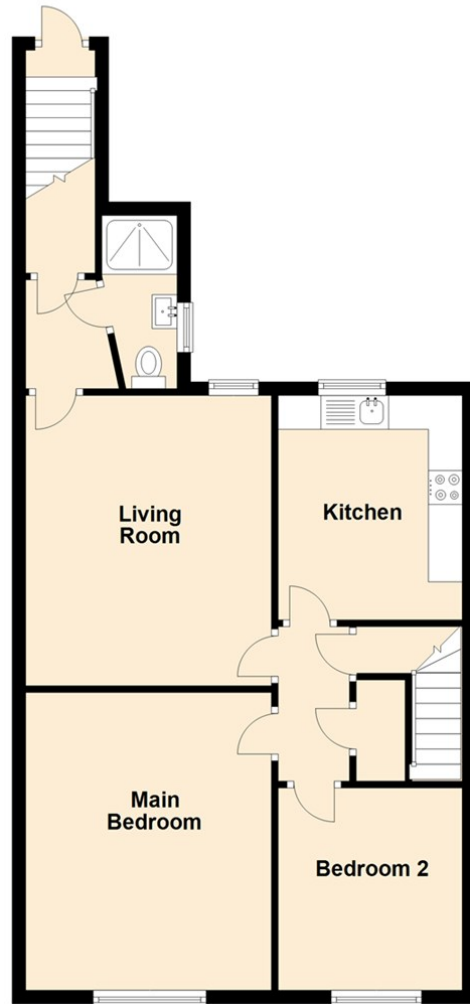
Tenure

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

Council Tax band *A*.



First Floor




Living Room 14'0" x 11'10" (4.29 x 3.63)

Kitchen 10'10" x 8'11" (3.32 x 2.72)

Main Bedroom 14'5" x 11'10" (4.40 x 3.63)

Bedroom Two 9'9" x 8'11" (2.99 x 2.72)

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

The difference between house and home

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