





- **Ideal First Time Buy**
- **Two Bedrooms**
- **Rear Garden**
- **Freehold**
- **Viewing Recommended**
- **No Onward Chain**
- **Off Street Parking**
- **Close To Amenities**
- **Council Tax Band \*A\*.**
- **Call For More Information**





This two bedroom, terraced home is located in Blakelaw, and offers a fantastic opportunity for first time buyers and smaller families. Offered for sale with the benefit of no upper chain.

This property is ideally situated with easy access to a wealth of local amenities. It is within close proximity to top-rated schools, St James' Retail Park, and the A1 motorway, offering excellent connectivity for both work and leisure. Additionally, regular public transport services provide convenient links to Newcastle City Centre.

Internally the property briefly comprises: - entrance hallway with ground floor WC, kitchen with fitted units and a bright and airy lounge with patio door access to the rear. To the first floor there are two good-sized bedrooms and a family bathroom WC. The property benefits from gas central heating and double glazing.

Externally there is off street parking to the front and a there is a rear garden with a patio area and lawn.

To book a viewing or for more information, please, call our Gosforth branch on 0191 236 2070.

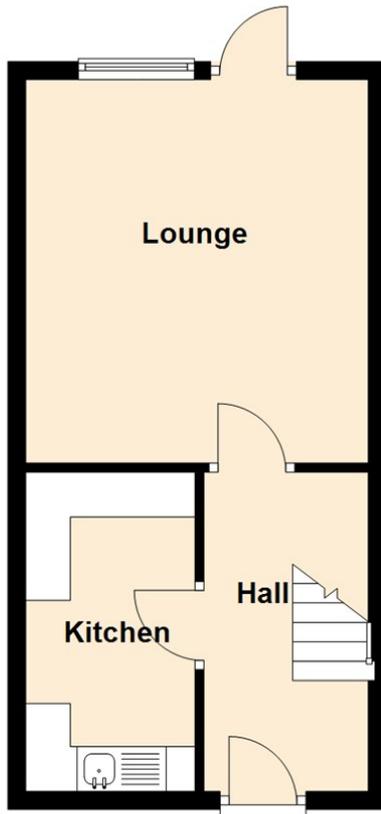
#### Tenure

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

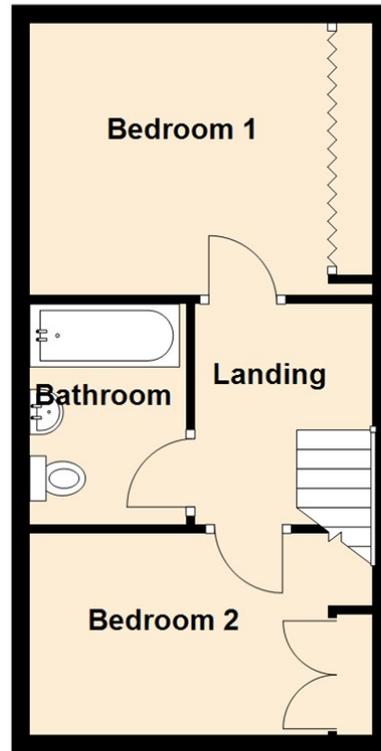
Council Tax band \*A\*.



**Ground Floor**



**First Floor**



Lounge 11'9" x 13'8" (3.59 x 4.19)

Kitchen 5'10" x 10'0" (1.78 x 3.07)

Bedroom One 8'11" x 11'8" (2.72 x 3.57)

Bedroom Two 9'2" x 8'7" (2.80 x 2.63)

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

## The difference between house and home

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