







- Ground Floor Flat
- Two Bedrooms
- Immaculate Throughout
- Sought After Location
- Council Tax Band \*A\*
- Private Rear Garden
- Garage In A Block
- Recently Installed Bathroom
- MUST BE VIEWED
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/stdxhUhSlp8>  
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## TWO BEDROOMS | GARAGE IN A BLOCK | PRIVATE REAR GARDEN

This charming ground floor flat is located on the popular Beacon Drive in Brunswick Green, North of Gosforth. The quiet, leafy estate offers a wealth of local amenities including shops, post office, parks, and schools with further amenities in Gosforth and Newcastle easily accessible via bus and road links.

As you step into this property, you are greeted by a bright and airy lounge with a view of the communal green - a perfect space for relaxing. The flat boasts two comfortable bedrooms, ideal for a small family or for those who enjoy having a guest room or a home office. The modern kitchen provides ample storage and space with a range of wall and floor units and complementing work surfaces. The recently installed bathroom adds a contemporary feel to the property, providing a fresh and clean space for your daily routines. The solid oak doors throughout the flat also add a touch of elegance and quality craftsmanship.

Externally there is a generous South-facing garden to the rear; an ideal space for alfresco afternoons in the warmer months. Resident Parking is available, and for those in need of extra storage or parking, there is a garage in a nearby block for your convenience.

Don't miss the opportunity to make this delightful flat your new home. Contact us today on 0191 236 2070 to arrange a viewing.

### 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 15'10" x 11'11" (4.84 x 3.64)

Kitchen 8'11" x 9'7" (2.74 x 2.94)

Bedroom One 8'7" x 12'7" (2.63 x 3.86)

Bedroom Two 8'9" x 8'2" (2.67 x 2.51)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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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