





- Popular Location
- Two Bedrooms
- Rear Yard
- Gas Central Heating
- Leasehold
- Ground Floor Flat
- Ideal First Time Buy
- Close to Amenities
- Double Glazing
- Council Tax Band *A*





This spacious two-bedroom, ground floor flat is positioned in a popular area in Sandyford and is an ideal purchase for the first time buyer or buy to let investor.

The property features a welcoming entrance hallway, generous main bedroom with fitted wardrobes and a bay window, second bedroom, a well-appointed kitchen with fitted units, integrated oven and hob along with access to the rear, and a bathroom WC. Further benefits include gas central heating, double glazing. Externally there is a yard to the rear with outhouse storage.

The location makes it an attractive choice for both homeowners and investors alike.

Just east of Newcastle city centre, offering a vibrant and well-connected living environment, with easy access to a wide array of amenities, including shops, restaurants, and entertainment venues. The area is well-served by public transport, with Manors Metro station just a short walk away, facilitating convenient travel throughout Newcastle and beyond.

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

Tenure

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

Council Tax Band *A*.



Ground Floor



Lounge 13'5" x 14'11" (4.09 x 4.57)

Kitchen 13'5" x 5'2" (4.10 x 1.58)

Bedroom One 13'1" x 16'6" (4.00 x 5.04)

Bedroom Two 11'6" x 7'7" (3.52 x 2.33)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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