







3



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- Popular Location
- Three Bedrooms
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information
- First Floor Flat
- Great First Time Buy
- Leasehold
- Viewing Recommended
- Video Tour Available







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/v-temFVkbY8>\*\***

This spacious three-bedroom, first floor flat is positioned in a popular area of Shieldfield and is an ideal property for the first time buyer or growing family.

The property is accessed via an entrance with stairs to the first-floor landing and features three well-proportioned bedrooms, a bright and airy living dining room, a well-appointed kitchen, and a modern bathroom WC. Further benefits include gas central heating, double glazing, and storage space in the loft. Externally there is a good sized garden to the rear.

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

Shieldfield is just east of Newcastle city centre and offers a vibrant and well-connected living environment. Its proximity to the city centre provides residents 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.

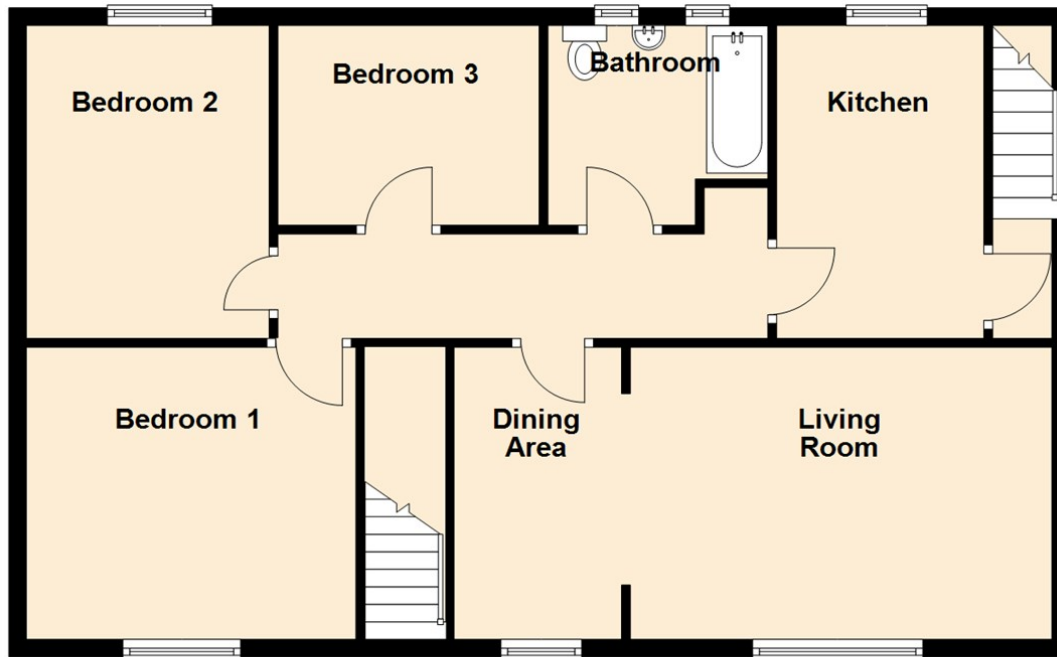
#### Tenure

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

Council Tax Band \*A\*.



## First Floor



Lounge Dining Room 23'4" x 10'9" (7.12 x 3.30)

Kitchen 11'9" x 10'3" (3.59 x 3.14)

Bedroom One 10'10" x 13'6" (3.32 x 4.12)

Bedroom Two 11'3" x 9'10" (3.45 x 3.01)

Bedroom Three 7'11" x 8'4" (2.43 x 2.56)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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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