



2



1



1

- 2 Bedroom Ground Floor Tyneside Flat
- Modern Kitchen and Bathroom
- Gas Central Heating
- EPC Rating C

- Great Location
- Recently Decorated
- Sealed Unit Double Glazed Windows

- No Upper Chain Involved
- Nearby Shops and Bus Routes
- Council Tax Band A

Recently re-decorated 2 bedroom ground floor flat with no upper chain involved, great location on the outskirts of the City Centre, benefitting from gas central heating, sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with dado rail and a meter cupboard, Lounge to the rear aspect with a feature fireplace, Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with and extractor over, wall mounted Combi boiler, plumbed for washing machine and dish washer, storage cupboard and a door to the rear yard. Bathroom which has a bath with a shower mixer tap and panelled splash back to the walls, low level w/c, pedestal hand wash basin, tiled walls and an extractor fan. Bedroom 1 has a bay window to the front aspect and a feature fireplace, Bedroom 2 is to the rear aspect and has a storage cupboard.

Externally there is a town garden to the front and a shared yard to the rear with folding gates.

This property is situated within a sought after residential area, well placed for access to Sandyfords excellent range of shops, bars, cafe's and restaurants. There are good road and public transport links into the city, to the coast and other surrounding areas.





Energy Performance: Current C Potential C
Council Tax Band: A

Distance to Supermarket: 0.7 miles
Distance to City Centre: 1.0 miles
Distance to Jesmond Metro: 1.1 miles

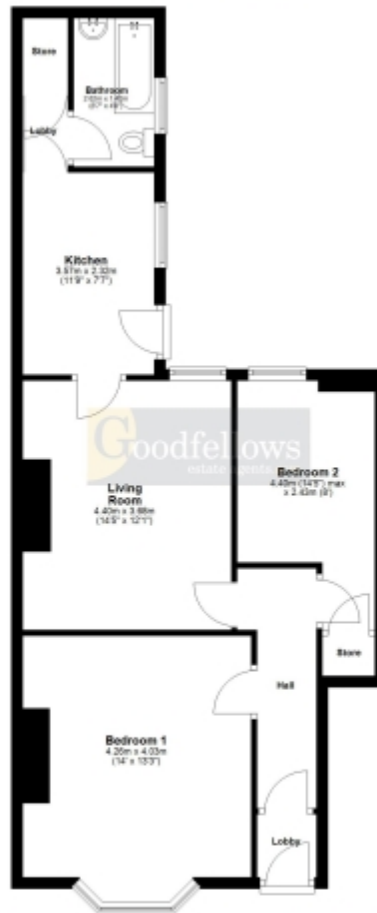
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Ground Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.