



Priced to reflect works needed and offered with no onward chain! This three bedroom upper 'Tyneside' flat is ideally located on the west backing side of Audley Road, South Gosforth. Audley Road, stumbling distance from The Brandling Villa, is perfectly placed close to South Gosforth Metro Station, the local shops as well as Gosforth High Street itself.

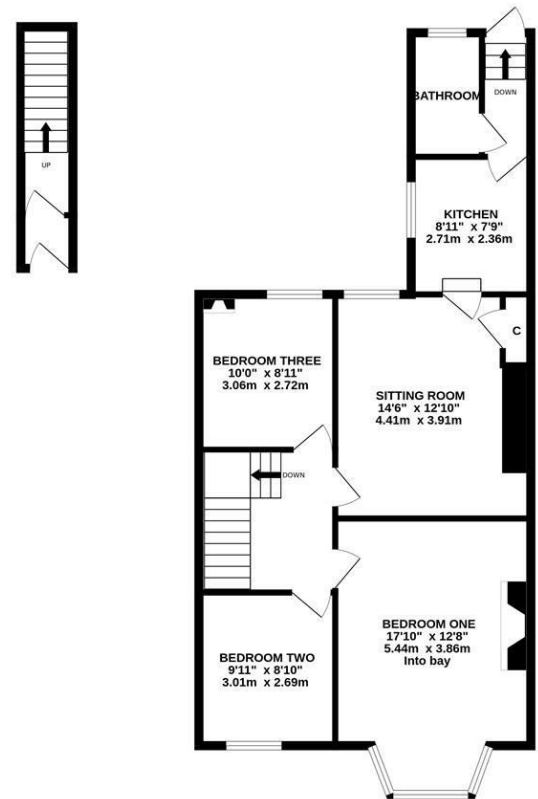
The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing; sitting room with part alcove storage; kitchen with units and work surfaces; bathroom with three piece suite; three bedrooms, bedroom one with walk in bay and bedroom three with feature fireplace. Externally, a private west facing rear yard with wall boundaries and gated access to the service lane. Offered to the market with no onward chain, early viewings are advised.

Upper Floor 'Tyneside' Flat | 807 Sq ft (75.0m<sup>2</sup>) | Three Bedrooms | Lounge | Kitchen | Bathroom | West Facing Rear Yard | GCH | Priced to Reflect Works Needed | No Onward Chain | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC:



GROUND FLOOR  
53 sq.ft. (4.9 sq.m.) approx.

1ST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £165,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

