



Well Presented Upper Floor 'Tyneside' Flat with Period Features and Private Rear Yard! This delightful upper floor flat is ideally located on Sandringham Road, South Gosforth. Sandringham Road, a stones throw from The Brandling Villa and Sainsbury's Local, is perfectly placed close to South Gosforth Metro Station, the local shops and amenities of Station Road as well as Gosforth High Street, which is also only a short walk way.

Boasting close to 800 Sq ft, the internal accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; lounge/bedroom one with walk in bay, stripped wood flooring, feature wood burning stove and decorative ceiling rose; dining room with feature fireplace; stylish kitchen with fitted wall and base units, granite work surfaces, some integrated appliances and stairs leading to the rear yard; fully tiled bathroom with three piece suite; two bedrooms, both accessed from the landing area.

Externally, a private rear yard with raised decking and artificial grass, brick built storage shed, wall boundaries and gated access to the rear service lane. With gas 'combi' central heating and double glazing throughout, an internal inspection is essential.

Upper Floor 'Tyneside' Flat | 769 Sq ft (71.5m²) | Two/Three Bedrooms | One/Two Receptions | Kitchen | Bathroom | Private Rear Yard | GCH & DH | Period Features | Excellent Location | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC: C

Offers Over £195,000

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.

