



12 West Street, Whickham, Newcastle upon Tyne, Tyne & Wear, NE16 4AN

Asking Price £84,950



Key features

- FIRST FLOOR TWO BEDROOM FLAT
- NO ONWARD CHAIN
- DESIRABLE LOCATION
- MODERN NEUTRAL DECOR
- OPEN PLAN LIVING ROOM/KITCHEN
- GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- SHARED REAR YARD
- CLOSE TO LOCAL SCHOOLS
- GOOD INVESTMENT OPPORTUNITY

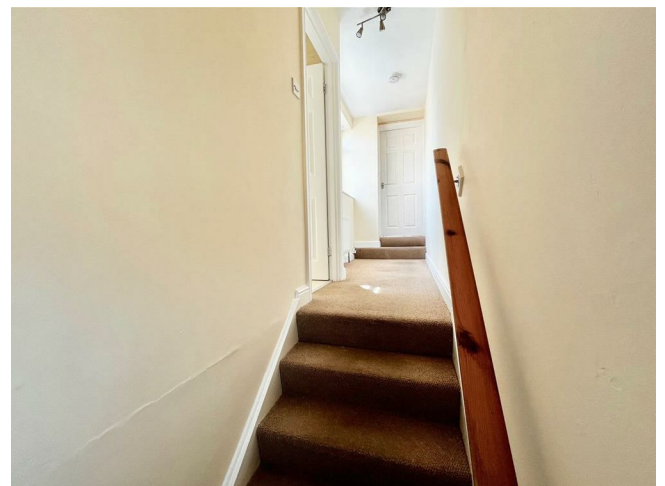


Description

Welcome to this charming first floor two bedroom flat located on West Street in the delightful area of Whickham. This lovely flat boasts a modern decor throughout. As you step inside, you are greeted by a beautifully designed open plan living room and kitchen, perfect for entertaining guests. There are two spacious bedrooms and a modern family bathroom.

Situated in a desirable location, this property is conveniently close to local schools, making it a great choice for families with children. Whether you're looking for a new home or an investment opportunity, this flat has the potential to meet your needs and exceed your expectations. The property has on street parking and use of the shared rear yard.

Don't miss out on the chance to make this property your own and experience the best of what Whickham has to offer. Contact us today to arrange a viewing.



ENTRANCE HALL

LOUNGE
17'5 x 10'9

KITCHEN
13'5 x 9'7

BEDROOM ONE
14'10 x 7'11

BEDROOM TWO
12 x 8'10

BATHROOM
7'8 x 6'10

EXTERNAL

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended








purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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