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- First Floor Flat
- Leasehold Interest
- Council Tax Band *A*
- Close to Amenities
- Resident Parking
- Spacious Lounge-Diner
- Two Bedrooms
- Investment Opportunity
- Communal Gardens
- Metro Station





** Video Tour on our YouTube Channel |
<https://youtu.be/U6xVSYgGhJM> **

SPACIOUS LOUNGE-DINER | FIRST FLOOR FLAT | TWO BEDROOMS

This well-presented two bedroom first floor flat is located in Fawdon- a peaceful area, which benefits from a great choice of local amenities, a Metro station, and the A1 motorway. The property will appeal to first time buyers and those looking for an investment opportunity.

Internally the flat briefly comprises:- entrance hall/stairs which lead into a spacious lounge-diner with an abundance of natural light coming through the floor-to-ceiling window. The kitchen has been fitted with a range of wall and base units offering plenty of storage. There are two good-sized bedrooms- the main one benefitting from large fitted wardrobes to both sides of the room. The family bathroom has been fully tiled and benefits from a shower over the bath.

Externally there are communal gardens and resident parking.

For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *A*.



First Floor




Lounge 16'6" x 12'0" (5.04 x 3.68)

Kitchen 9'6" x 9'10" (2.92 x 3.01)

Bedroom One 10'9" x 12'9" (3.29 x 3.90)

Bedroom Two 8'6" x 8'11" (2.60 x 2.73)

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	56	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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