





2



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- Popular Location
- Two Bedrooms
- Close To Amenities
- Council Tax Band *A*
- Off Street Parking
- Ground Floor
- Rear Yard
- Ideal First Time Buy
- Leasehold
- Walking Distance To Metro





This delightful, two-bedroom, ground floor flat is positioned on the popular William Street in South Gosforth. The property will appeal to a variety of buyers including first time and those looking to down size.

The location benefits from a well-connected neighbourhood, with excellent transport links. South Gosforth Metro Station is a few minutes' walk away and provides quick and easy access to Newcastle City Centre and other key destinations across Tyneside. A great selection of local amenities are nearby, including independent shops, cafés, pubs, and supermarkets. Paddy Freeman's Park and the beautiful Jesmond Dene are a short commute away.

Internally the well-presented property briefly comprises: - entrance hallway with storage, spacious main bedroom, modern shower room WC with illuminated mirror and under sink storage, second bedroom, bright and airy lounge and a stylish kitchen with fitted high gloss units, integrated oven and hob and access to the rear. Further benefits include gas central heating and double glazing. Externally, to the rear, there is a private yard which provides off-street parking.



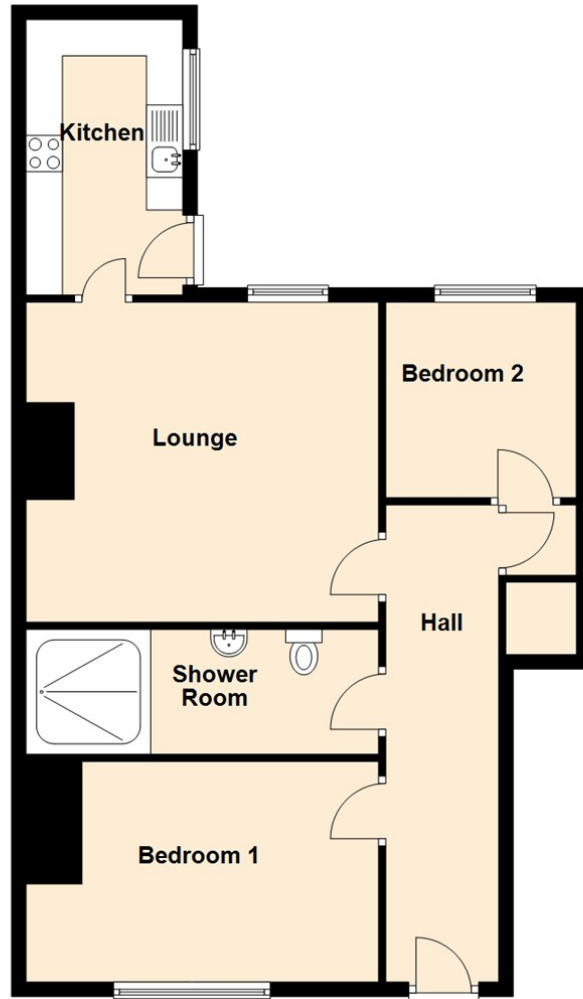
This home must be seen to appreciate the accommodation on offer. For more information and to book your viewing, please contact our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax band *A*.

Ground Floor




Lounge 13'5" x 13'3" (4.11 x 4.04)

Kitchen 7'10" x 9'1" (2.41 x 2.79)

Bedroom One 12'9" x 8'7" (3.89 x 2.64)

Bedroom Two 9'3" x 7'6" (2.84 x 2.31)

Energy Efficiency Rating

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

The difference between house and home

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