



- 2 Bed Ground Floor Tyneside Flat
- Exposed Polished Wood Floors
- Shower/WC
- Ideal for a Professional Person/Couple

- Available Part Furnished/Unfurnished
- Lounge
- South Facing Rear Yard

- Well Presented
- Fitted Kitchen with Appliances
- Well Placed for Park and Chillingham Road

A well presented 2 bedroomed ground floor Tyneside flat, available to let part furnished or unfurnished. With exposed polished wood floors, gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard and on to the Lounge. The Kitchen is fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over, combi boiler, fridge/freezer, auto washer and door to the rear yard. Bedroom 1 has a coal effect real flame gas fire within an attractive surround, corniced ceiling, picture rail and bay to the front. Bedroom 2 is to the rear. Shower/WC has a low level wc, pedestal wash basin with mirror over, double shower cubicle with electric shower and chrome towel warmer.

Externally, there is a small Front Garden with hedge. To the rear there is a South facing Rear Yard, with outhouses and a gate to the rear lane.

This property is conveniently situated for Iris Brickfield Park, an eclectic range of pubs, restaurants, cafes and shops on Chillingham Road, the A1058 Coast Road, Metro Station and other public transport and road links into the city and to the coast.

**Entrance Hall**

**Reception Hall**

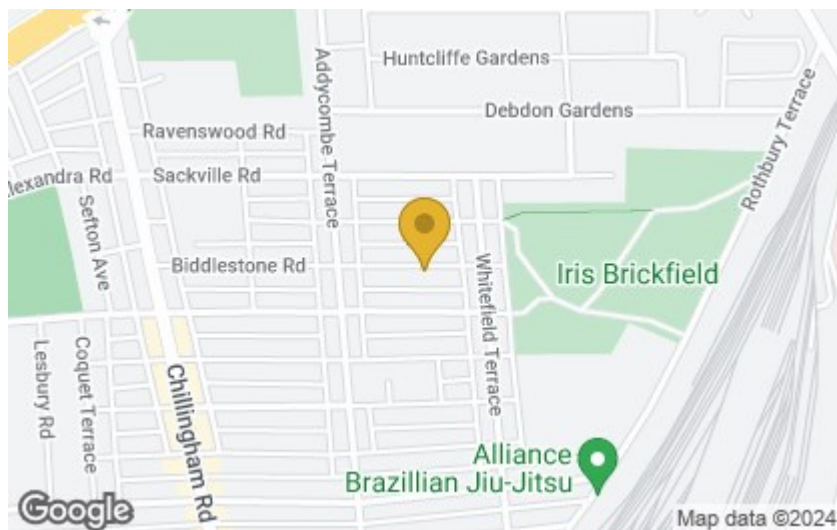
**Lounge 14'9 x 12'2 (4.50m x 3.71m)**

**Kitchen 9'6 x 8'0 (2.90m x 2.44m)**

**Bedroom 1 13'8 x 16'8 (into bay) (4.17m x 5.08m (into bay))**

**Bedroom 2 7'6 x 11'0 (max) ( 2.29m x 3.35m (max))**

**Shower/WC 7'10 x 4'6 (2.39m x 1.37m)**



Newcastle City Council 0191 2787878

Energy Performance: D

Council Tax Band: A

Distance from Ravenswood Primary School: 0.3 miles

Distance from Chillingham Road Primary School: 0.6 miles

Distance from Chillingham Road Metro Station: 0.8 miles

Distance to Newcastle Central Station: 3.4 miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.