

- 3 Bed 1st Floor Tyneside Flat
- Well Fitted High Gloss Kitchen
- Gas CH & SUDG
- Council Tax Band: A EPC: D

- Well Presented & Appointed
- Bathroom/WC with Shower
- Popular Location

- Lounge with Fireplace
- Private Landscaped Rear Yard/Patio
- Ideal First Purchase/Investment

A superbly presented and appointed 3 bedroomed first floor Tyneside flat, in a popular residential location. Well maintained by the current owners, this property has gas fired central heating and sealed unit double glazing. The Entrance Hall has stairs to the First Floor Landing, with access to the loft. The focal point of the Lounge is a coal effect electric fire set within a contemporary surround. The spacious Kitchen is fitted with a comprehensive range of high gloss wall and base units, with inset sink unit to granite work surfaces, split level microwave, oven, 4 ring gas hob with extractor over, integral fridge, freezer and auto washer/drier with matching doors and cupboard housing the combi boiler. The Rear hall has stairs down to the rear yard. Bedroom 1 has a corniced ceiling and is to the front. Bedroom 2 is to the rear and Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with telephone style shower mixer, half tiled surrounds and a chrome towel warmer.

Externally, to the front, a gate opens to the path to the front door. The Rear Yard is South facing and has been landscaped to form a lovely patio garden, gravelled, with path and a decking area.

This property is conveniently situated for local amenities and has good road and public transport links, including access to the Metro system, for ease of access into the city, the coast and throughout Tyneside.

Entrance Hall

First Floor Landing

Lounge 14'9 x 12'8 (4.50m x 3.86m)

Kitchen 13'0 x 8'2 (3.96m x 2.49m)

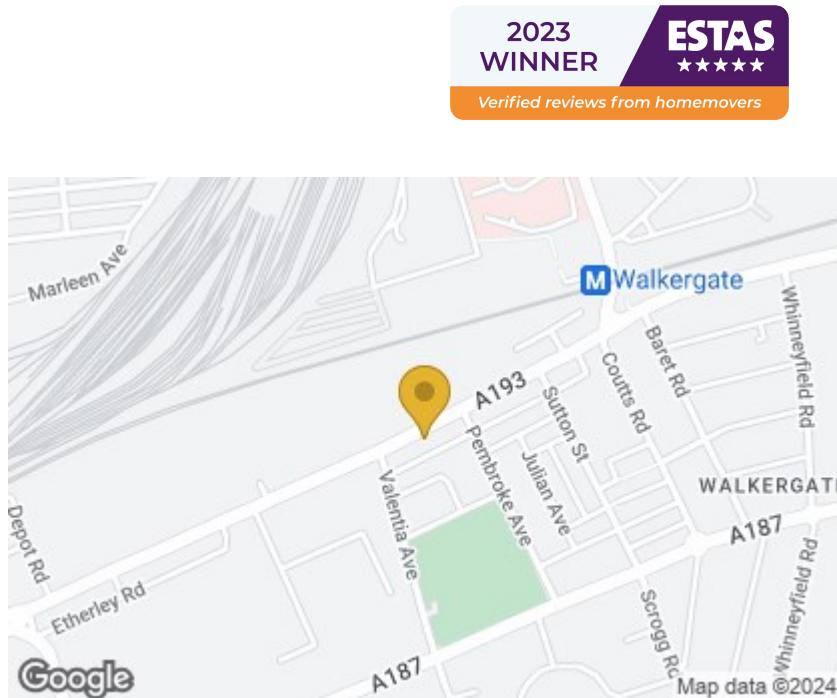
Rear Hall

Bedroom 1 14'6 x 12'6 (4.42m x 3.81m)

Bedroom 2 11'2 x 8'2 (3.40m x 2.49m)

Bedroom 3 9'2 x 8'2 (2.79m x 2.49m)

Bathroom/WC 8'2 x 5'2 (2.49m x 1.57m)



Energy Performance: Current D Potential C
 Council Tax Band: A
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:
All distances are approximate

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.