



- 2 Bed Ground Floor Tyneside Flat
- Fitted Kitchen
- Private Rear Yard
- Ideal First Purchase/Investment

- Well Presented
- Bathroom/WC with Shower
- Gas CH & SUDG

- Lounge with Storage Cupboard
- Small Front Garden
- Popular Residential Area

A 2 bedroomed ground floor Tyneside flat within this popular residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks rail and understair storage cupboard, leads to the Lounge, with storage cupboard. The Kitchen is fitted with a range of wall and base units with sink unit, round edged work surfaces with tiled surrounds, combi boiler and a door to the rear yard. Bedroom 1 has a corniced ceiling, picture rail and bay to the front. Bedroom 2 is to the rear. The Bathroom/WC is well fitted with a low level wc, wash basin with storage under, shower bath with rainhead and hand held showers over, folding shower screen, chrome towel warmer and fully tiled surrounds. Externally, there is a small Front Garden with plants and shrubs and a private Rear Yard.

Simonside Terrace is conveniently located, just off Chillingham Road, with good access to excellent local amenities including parks, schools, shops, pubs, restaurants and cafes. There are excellent road and public transport links, including the Metro system, into Newcastle, the Coast and other surrounding areas.

**Reception Hall 18'8 x 3'2 (+recess) (5.69m x 0.97m (+recess))**

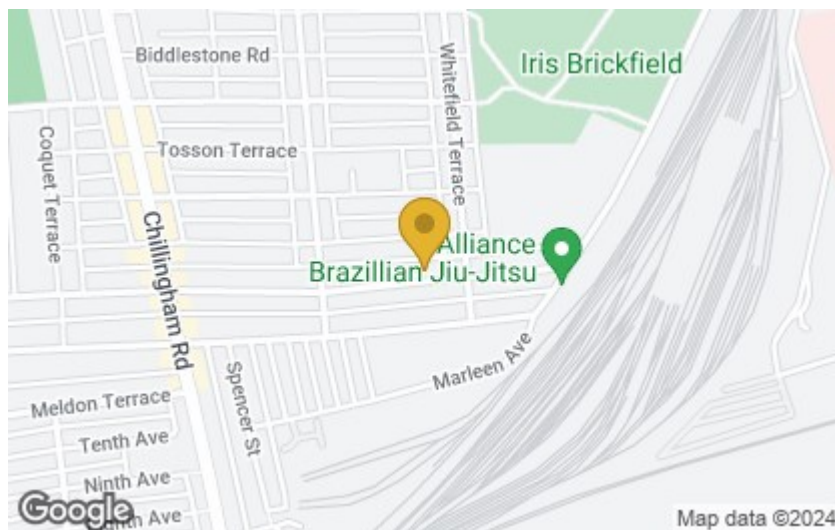
**Lounge 14'6 x 13'2 (into recess) (4.42m x 4.01m (into recess))**

**Kitchen 8'1 x 7'5 (2.46m x 2.26m)**

**Bedroom 1 13'10 x 17'2 (into bay) (4.22m x 5.23m (into bay))**

**Bedroom 2 11'0 x 7'8 (3.35m x 2.34m)**

**Shower/WC**



Energy Performance: Current C 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.