

- 2 Bed Ground Floor Flat
- Contemporary Bathroom/WC with Shower
- Garage in Block
- Council Tax Band A / EPC rating C

- Lounge
- Generous South Facing Garden
- Sought After Residential Area

- Fitted Kitchen
- Gas CG & SUDG
- Convenient for Metro & Amenities

A well presented 2 bedroomed ground floor flat, pleasantly situated within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall has a cupboard housing the central heating boiler and leads to the Lounge, to the front. The Kitchen is fitted with a range of wall and base units with inset stainless steel sink unit to round edged work surfaces with split level stainless steel fronted oven, 4 ring gas hob and extractor over, plumbing for a dishwasher and door to the rear garden. Bedroom 1 enjoys a pleasant aspect to the front, whilst Bedroom 2 has a storage cupboard and is to the rear. The Bathroom/WC is well fitted with a contemporary white suite with modern chrome fittings with low level wc, wash basin with storage cabinet and mirror with integral light over and panelled bath with shower screen and hand held and rain head shower over, chrome towel warmer and window to the side. There is a Garage in an adjacent block.

Externally, this property has a generous South facing garden, with patio, lawn and fence surround.

Clifton Court is conveniently situated within Kingston Park, a sought after location with excellent amenities including First School, fabulous range of shops including Marks & Spencer, Boots, Tesco and Next, leisure and sporting facilities and good road and Metro links, making it ideal for commuting into Newcastle, to the Airport and other surrounding areas.

Reception Hall

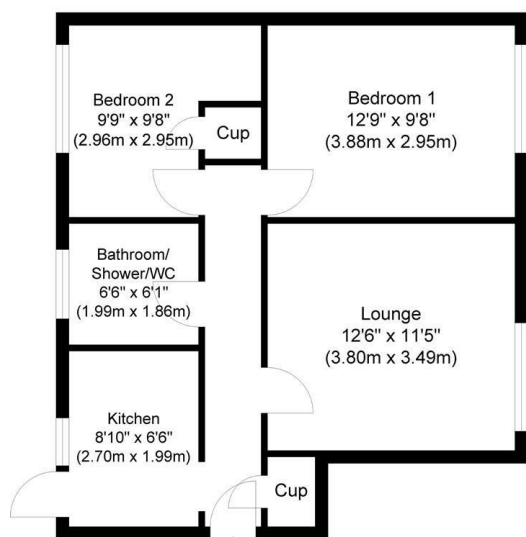
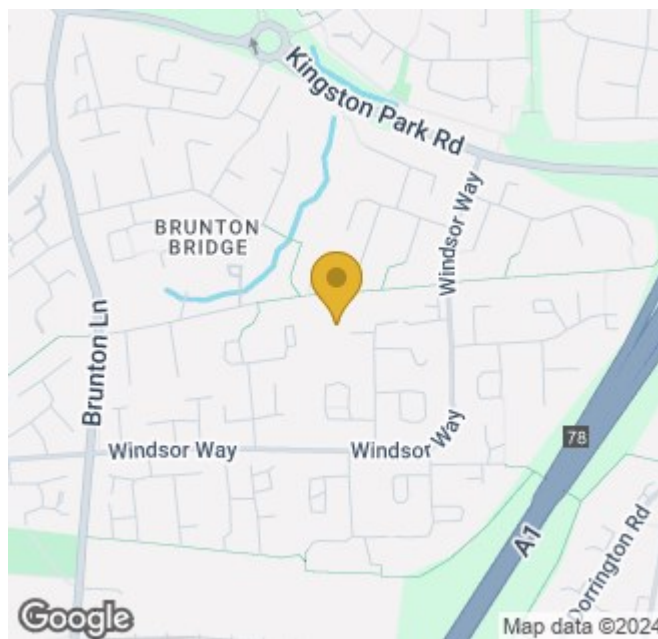
Lounge 12'8" x 11'6" (3.86m x 3.51m)

Kitchen 9' x 6'6" (2.74m x 1.98m)

Bedroom 1 13'2" x 9'8" (4.01m x 2.95m)

Bedroom 2 9'10" x 9'9" (3.00m x 2.97m)

Bathroom/WC 6'5" x 6'2" (1.96m x 1.88m)



Approximate Floor Area
529.79 sq. ft.
(49.22 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Energy Performance: Current C Potential C
Council Tax Band: A

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.