



2 Bedroom Flat

Fawdon Lane, Newcastle Upon Tyne

£87,500



- Ground floor flat
- Two bedrooms
- Spacious lounge
- Fitted kitchen
- Centrally located
- Investors / couples / first time buyers



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Fawdon Lane, Newcastle Upon Tyne, NE3 2RR

Entrance hallway leading to lounge, kitchen, bathroom, bedroom one and bedroom two. The property is fully upvc glazed and heated by gas central heating.

Location

Centrally located close to amenities in Fawdon and Gosforth. Close to the Metro station and local bus route.

Property Description

Ground Floor

Lounge - 14' 6" x 12' 9" (4.42m x 3.91m) Carpeted, coving, television point, light fitting and radiator.

Breakfasting kitchen - 11' 3" x 8' 4" (3.45m x 2.56m) Range of wall, drawer and base units with fitted oven and hob with extractor over. Space for freestanding washing machine and fridge/freezer. Tiled splashback and hard flooring.

Bathroom - 7' 7" x 4' 11" (2.33m x 1.5m) 3-piece bathroom suite consisting panelled bath with shower over, dual flush wc, pedestal basin with hot and cold taps. Hard flooring, privacy window and heated towel rail.

Bedroom one - 14' 6" x 9' 10" (4.42m x 3.02m) Carpeted, coving and feature wallpaper.

Bedroom two - 11' 3" x 9' 3" (3.45m x 2.82m) Carpeted.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.