



- 2 Bed Ground Floor Flat
- Well Presented
- Refurbished Bathroom/WC with Shower
- Council Tax Band: A EPC: C

- Sought After Location
- Lounge with Pleasant Aspect
- Ideal for a Couple/Single Person

- Lovely Views
- Fitted Kitchen
- Garage & Garden

A well presented and much improved 2 bedroomed ground floor flat, in an excellent location within this sought after residential area. With gas fired central heating, sealed unit double glazing and lovely views to the rear, the Reception Hall, with cloaks and storage cupboards, leads to the lounge, with pleasant open aspect, and the Kitchen, fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with stainless steel/glass extractor over, cupboard housing the combi boiler and views to the rear. Bedrooms 1 and 2 are both to the front. The Bathroom/WC has been refurbished with wc with concealed cistern, vanity unit with wash basin, panelled bath with electric shower over, screen and tiled surrounds. There is a Garage in a separate block. Externally, there is a lawned Rear Garden.

Ideal for first time buyers, single people and couples, this property would also make an excellent investment.

West Denton Park is pleasantly situated on the Western periphery of Newcastle, with good access to the A69 as well as road and public transport links into the city and other surrounding areas. There are some lovely walks directly from the property, along with access to schools and other amenities.

Reception Hall

Lounge 14'6 x 10'1 (4.42m x 3.07m)

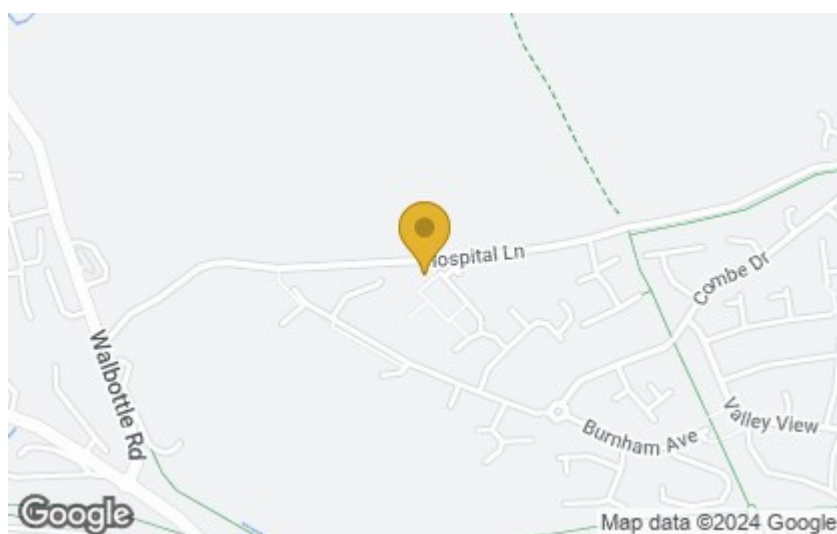
Kitchen 8'10 x 6'1 (2.69m x 1.85m)

Bedroom 1 12'4 x 9'2 (3.76m x 2.79m)

Bedroom 2 8'8 x 6'8 (2.64m x 2.03m)

Bathroom/WC 6'2 x 5'6 (1.88m x 1.68m)

Garage



Energy Performance: Current C Potential C
 Council Tax Band: A
 Distance from School: West Denton Primary School: 1.3 Miles
 Distance from Newcastle International Airport: 6.8 Miles
 Distance from Newcastle Central Railway Station: 6 Miles

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.