



- 2 Bed Ground Floor Apartment
- Spacious Breakfasting Kitchen
- Well Maintained Grounds
- Council Tax Band: A EPC: TBA

- Well Presented & Appointed
- Bathroom & En Suite Shower
- Sought After Residential Development

- Lounge with Bay
- Allocated & Visitor Parking
- Ideal for a Professional Person/Couple

A superbly maintained and presented 2 bedroomed ground floor apartment, within a small purpose built block, in the sought after village of Walbottle. With gas fired central heating and sealed unit double glazing, there is a secure entryphone system and communal entrance hall leading to the property. The Reception Hall has a storage cupboard and leads to the Lounge, with wall mounted contemporary electric fire and with a bay to the front. The Breakfasting Kitchen is fitted with a range of wall and base units, sink unit, split level oven, 4 ring gas hob with concealed extractor over, concealed auto washer with matching door and cupboard housing the combi boiler. Bedroom 1 is to the front and has a range of built in and fitted wardrobes, drawer unit, bedside cabinets and overhead storage cupboards, along with an En Suite Shower/WC, fitted with a wc with concealed cistern, vanity unit with wash basin and half tiled surrounds and shower cubicle with mains shower unit. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with half tiled walls. Externally, there are well tended gardens, as well as allocated and visitor parking.

Walbottle is a sought after village on the Western periphery of Newcastle, with pleasant local walks and access to the riverside. Well placed for the A69, there are good road and public transport links into the city to the east and countryside to the west.

Reception Hall

Lounge 13'8 x 18'8 (into bay) (4.17m x 5.69m (into bay))

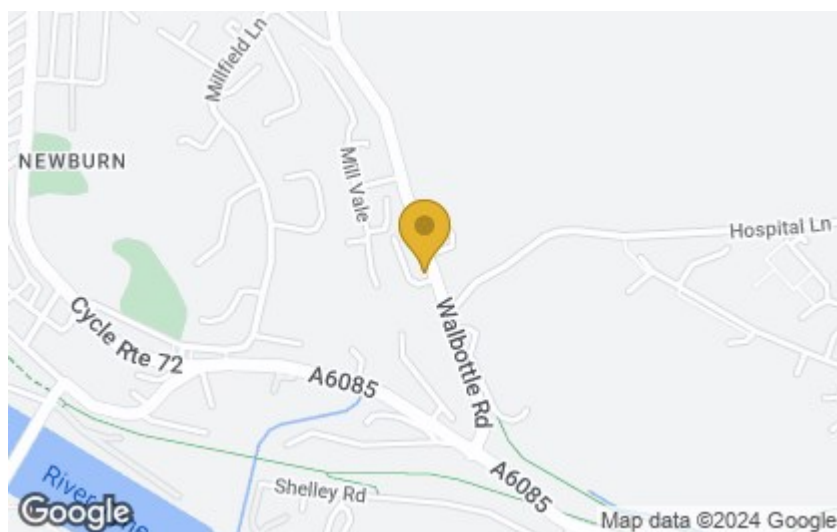
Breakfasting Kitchen 15'3 x 9'0 (4.65m x 2.74m)

Bedroom 1 11'10 x 10'9 (+dr recess) (3.61m x 3.28m (+dr recess))

En Suite Shower/WC 5'9 x 8'0 (max) (1.75m x 2.44m (max))

Bedroom 2 9'8 x 8'0 (2.95m x 2.44m)

Bathroom/WC 5'8 x 7'3 (max) (1.73m x 2.21 m (max))



Energy Performance: Current C Potential C
 Council Tax Band: A
 Distance from School: Walbottle Primary School: 0.8 Miles
 Walbottle Campus: 1.4 Miles
 Distance from Newcastle International Airport : 5.8 miles
 Distance from Newcastle Central Railway Station: 5.9 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.