



- 2 Bed First Floor Flat
- Available Unfurnished
- Shower/WC
- Ideal for a Professional Person/Couple

- Refurbished Throughout
- Lounge with Picture Window
- Garden

- Gas CH & SUDG
- Fitted Kitchen
- Sought After Location

A superbly refurbished 2 bedroomed first floor flat, in a pleasant cul-de-sac location, within this well established and sought after residential location. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs to the First Floor Landing, with storage cupboard and cupboard housing the insulated hot water cylinder. The Lounge has a picture window to the front. The Kitchen is refitted with a range of wall and base units, sink unit, split level oven, 4 ring ceramic hob with extractor over and plumbing for a washer. Bedroom 1 is to the front. Bedroom 2 is to the rear. The Shower/WC has been refurbished with a wc with concealed cistern, wash basin with storage under, shower enclosure with rainhead and hand held showers, screen, panelled walls and chrome towel warmer. Externally, there is a generous private, lawned Rear Garden.

Westgarth is situated within Whorlton Grange, Westerhope, on the western side of Newcastle. There is good access to local amenities and the Airport, with excellent road and public transport links into the city.

Entrance Hall

First Floor Landing

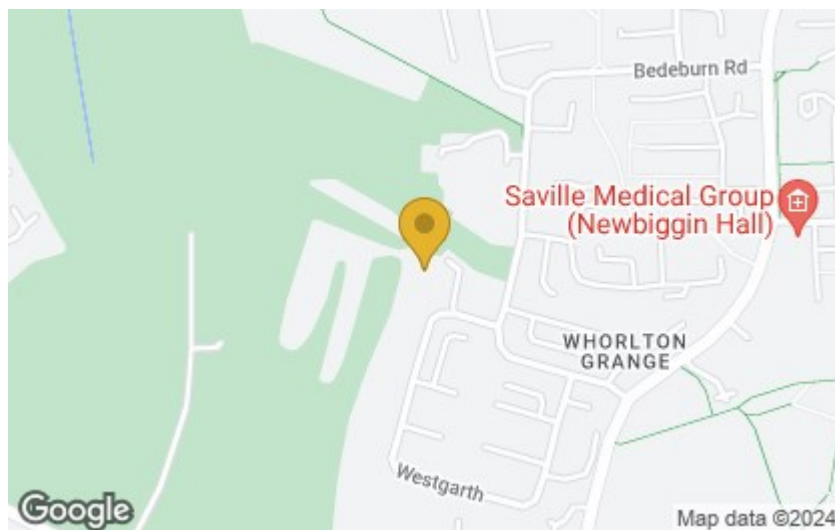
Lounge 16'0 x 12'7 (4.88m x 3.84m)

Kitchen 9'10 x 9'0 (+dr recess) (3.00m x 2.74m (+dr recess))

Bedroom 1 12'11 x 14'0 (into recess) (3.94m x 4.27m (into recess))

Bedroom 2 9'2 x 8'4 (2.79m x 2.54m)

Shower/WC 7'5 x 5'8 (2.26m x 1.73m)



Energy Performance: C
 Council Tax Band: A
 Distance from Simonside Primary School: 0.3 miles
 Distance from Westerhope Primary School: 0.4 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.