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1



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- 2 Bedroom First Floor Flat
- Garage in a Nearby Block
- Council Tax Band A

- No Upper Chain Involved
- Gas Central Heating
- Low Maintenance Garden

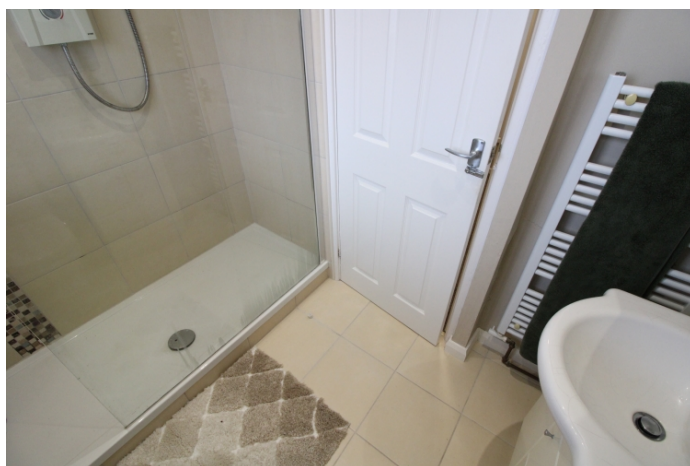
- Modern Kitchen and Shower Room
- Sealed Unit Double Glazed Windows
- EPC C



2 bedroom first floor flat with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance hallway with laminate flooring and stairs to the first floor Landing which has 2 storage cupboards and a loft hatch. Lounge with a picture window which enjoys views toward the Simonside Hills, feature fireplace with and electric fire, coving and rose to the ceiling. Kitchen with wall and base units, roll top work surfaces, tiled splash back, integrated electric oven and gas hob with and extractor over, laminate flooring, plumbed for washing machine, spotlights to the ceiling, Combi boiler enclosed in the wall unit. Shower Room which has a walk in shower with an electric shower, tiled splash back, spotlights to the ceiling, extractor fan, low level w/c, vanity unit with a wash hand basin, heated towel rail, tiled flooring. Bedroom 1 is to the front aspect and has a storage cupboard, Bedroom 2 is to the rear aspect and has laminate flooring.

Externally there is a low maintenance garden to the rear which has gravelled and decking areas and enjoys a Southerly aspect, there is also a garage in a nearby block.

Westgarth is pleasantly situated within Whorlton Grange, with good access to local schools and other amenities. There are good road and public transport links into the city along with good access to Newcastle International Airport.







Energy Performance: Current C Potential C

Council Tax Band: A

Distance to Simonside Primary School: 0.2 miles

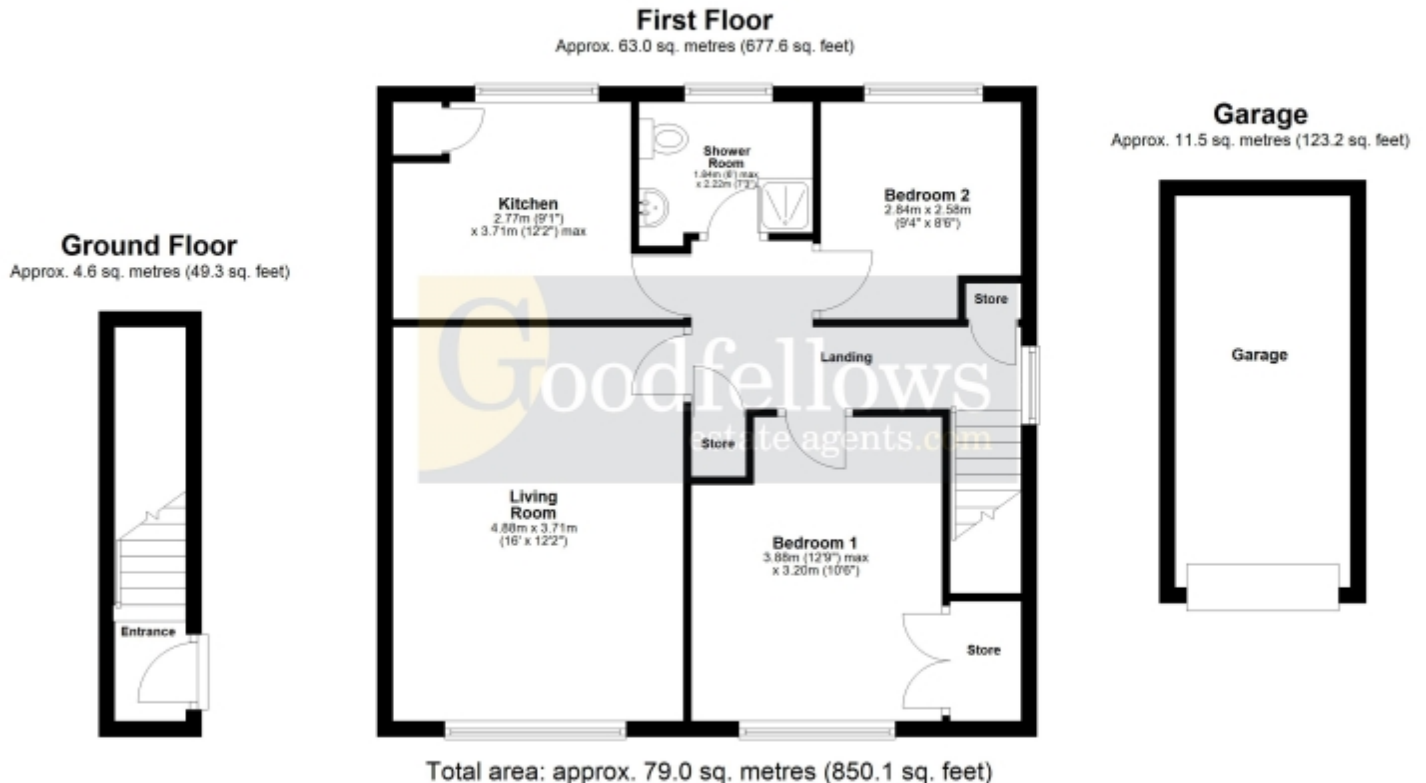
Distance to Kenton Bank Foot Metro: 0.7 miles

Distance to City Centre: 5.1 miles

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only.  
Version 1

Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.