



- 2 Bed Ground Floor Tyneside Flat
- Shower/WC
- Separate Rear Yard
- Council Tax Band: A EPC: C

- Lounge with Fireplace
- Gas CH & SUDG
- Well Established Residential Area

- Fitted Kitchen
- Front Garden
- Great First Purchase/Investment

A two bedroomed ground floor Tyneside flat, within this well established residential area. Ideal as an investment or first purchase, this property is ideal for a couple or single person. The Entrance and Reception Halls both have corniced ceilings and dado rails and lead to the Lounge, with attractive fireplace and storage cupboard. The Kitchen is fitted with wall and base units, sink unit, plumbing for a washer and door to the rear yard. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear. The Shower/WC has a low level wc, pedestal wash basin with half tiled surrounds and a shower cubicle with mains shower.

Externally, the Front Garden is lawned with path to the front door. There is also a separate Rear Yard with gate to the rear lane.

Byker Terrace is well placed for local amenities, with good road and public transport links into the city, to the Coast and other surrounding areas.

Entrance Hall 4'1 x 3'2 (1.24m x 0.97m)

Reception Hall

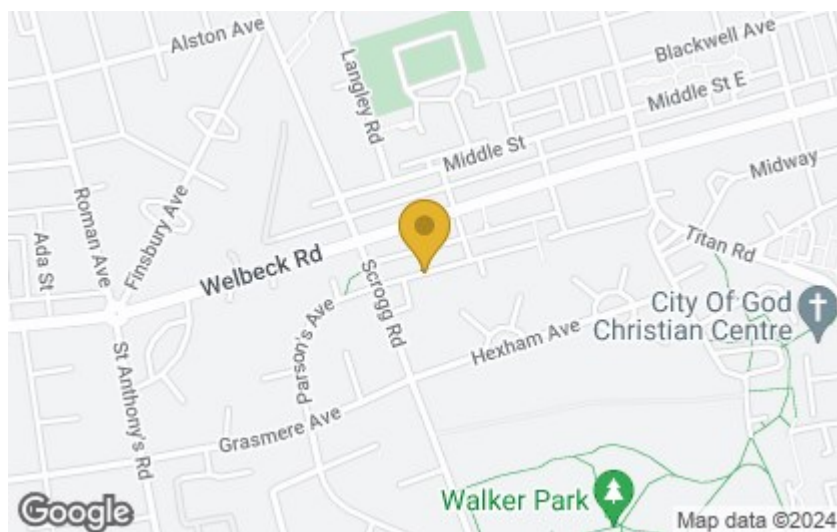
Lounge 13'10 x 12'4 (4.22m x 3.76m)

Kitchen 8'6 x 8'4 (2.59m x 2.54m)

Bedroom 1 15'2 x 15'3 (into bay) (4.62m x 4.65m (into bay))

Bedroom 2 9'10 x 7'2 (3.00m x 2.18m)

Shower/WC 9'8 x 3'2 (2.95m x 0.97m)



Newcastle City Council 0191 2787878
 Energy Performance: C
 Council Tax Band: A
 Distance from Walker Academy: 0.7 miles
 Distance from Walkergate Metro Station: 0.9 miles
 Distance from Newcastle Central Station: 3.4 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.