



- 2 Bed Ground Floor Semi Detached Tyneside Flat
- Lounge with Storage Cupboard
- Rear Patio/Yard
- Council Tax Band: A EPC: TBC

- Updated and Well Presented
- Fitted Kitchen
- Gas Central Heating and SUDG

- Fabulous Views
- Bathroom/WC with Shower
- Excellent for Single Person/Couple/Investment

An updated and much improved 2 bedroomed ground floor semi detached Tyneside flat in The Oval, with fabulous views to the front. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Lounge, with double storage cupboard and cupboard housing the combi boiler. The Kitchen is fitted with wall and base units, inset sink unit, and washing machine. The cooker, freezer, microwave and kettle are included in the sale. There is a door to the rear yard. Bedroom 1 has a good range of wardrobes with mirror fronted sliding doors and enjoys fabulous views South. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with shower mixer. Externally, there is a pleasant Rear Yard/Patio with outhouse.

The Oval is pleasantly situated just off Walker Road, with easy access to beautiful walks and cycle paths by the River Tyne. There are excellent road and public transport links into the city.

Reception Hall

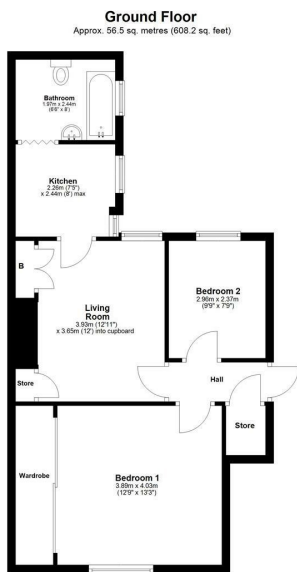
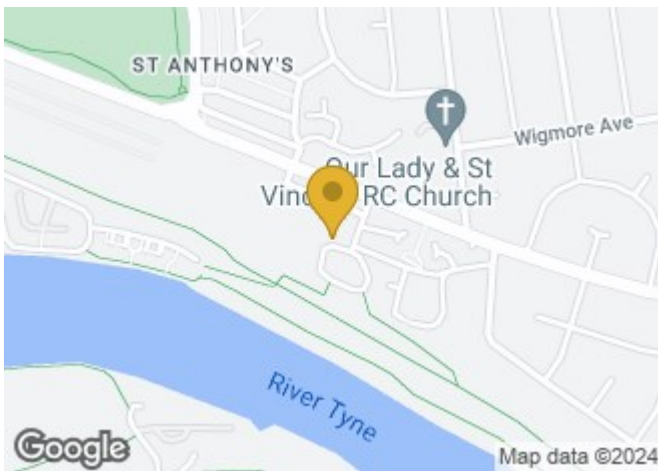
Lounge 13'2 x 10'6 (4.01m x 3.20m)

Kitchen 8'0 x 7'8 (2.44m x 2.34m)

Bedroom 1 13'8 x 13'8 (4.17m x 4.17m)

Bedroom 2 9'8 x 8'2 (2.95m x 2.49m)

Bathroom/WC 8'2 x 6'6 (2.49m x 1.98m)



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

Newcastle County Council 0191 2787878

Energy Performance: TBC

Council Tax Band: A

Distance from St Vincent RC Primary School: 0.2 miles

Distance from Chillingham Road Metro: 0.4 miles

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.