



- 3 Bed 1st Floor Tyneside Flat
- Bathroom/WC with Shower
- Yard with Workshop/Outhouse
- Council Tax Band A; EPC C

- Lounge with Fireplace
- Rear Yard
- Scope for Some Updating

- Kitchen
- Polished Wood Flooring
- Good Location

A 3 bedroomed first floor Tyneside flat in an excellent location, well placed for amenities. With polished wood floors, gas fired central heating and sealed unit double glazing, this property would benefit from some degree of updating and presents an excellent opportunity to create a superb home to the purchasers' own taste and requirements. The Entrance Hall leads to stairs to the First Floor Landing, with access to the loft. The Lounge has a built in storage cupboard with fitted book/display shelving to the recess. The Kitchen is fitted with wall and base units with sink unit, combi boiler and plumbing for the washer. The Rear Hall has stairs down to the rear yard. Bedroom 1 has an attractive tiled fireplace with painted surround and fitted shelving to the recess, a picture rail and bay to the front and would also make an excellent further living room. Bedroom 2 is to the front, with Bedroom 3 to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with shower mixer. Externally, there is a Private Rear Yard, partly decked, with double gates and an outhouse/workshop.

This property is located within a sought after area, well placed for Iris Brickfield Park as well as the eclectic range of shops, pubs, restaurants and cafes on Chillingham Road. There is good access to the A1058 Coast Road and excellent road and public transport links, including the Metro system, for ease of access into the city, to the coast and other parts of Tyneside.

Entrance Hall

First Floor Landing

Lounge 14'0 x 13'6 (4.27m x 4.11m)

Kitchen 8'0 x 5'10 (2.44m x 1.78m)

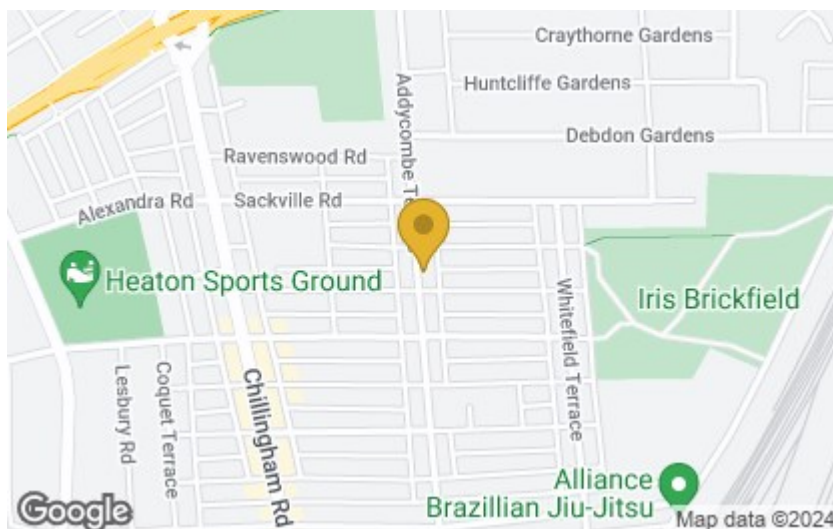
Bedroom 1 12'8 x 15'2 (into bay) (3.86m x 4.62m (into bay))

Bedroom 2 9'0 x 8'6 (2.74m x 2.59m)

Bedroom 3 9'11 x 7'4 (3.02m x 2.24m)

Bathroom/WC 5'6 x 4'9 (1.68m x 1.45m)

Rear Hall



EPC: C

Council Tax Band: A

Distance from Ravenswood primary School: 0.2 miles

Distance from Nearest Metro Station: 1 mile

Distance from Newcastle Central Station: 3.3 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.