



- 2 Bedroomed Ground Floor Tyneside Flat
- Desirable Residential Area
- Shower/WC
- Ideal for a Professional Person/Couple

- Available Furnished
- Lounge with Fireplace
- Small Front Garden; Rear Patio/Yard

- Well Presented
- Fitted Kitchen
- Close to Amenities, Metro & Town Moor

A well presented 2 bedroomed ground floor Tyneside flat, in a sought after residential area, available furnished. With gas central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with understair storage/cloaks cupboard. The Lounge has an ornate cast and tiled fireplace and the Kitchen is fitted with wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over, integral dishwasher with matching door, combi boiler, auto washer and fridge/freezer and a door to the rear. Bedroom 1 is a double with cast iron fireplace, fitted shelving and bay to the front. Bedroom 2 has a 3/4 bed and is to the rear. The Shower/wc has a low level wc, pedestal wash basin with large mirror over, shower cubicle with mains shower unit, storage cupboards and a chrome towel warmer.

Externally, there is a small gravelled front garden with hedge. There is also a South facing Rear Yard/Patio with gate to the rear lane.

Ashleigh Grove is pleasantly situated in West Jesmond, well placed for local amenities, schools, shops, restaurants and pubs. This property is also convenient for West Jesmond Metro Station and the Town Moor.

Entrance Hall 5'0 x 3'4 (1.52m x 1.02m)

Reception Hall

Lounge 15'0 x 11'6 (4.57m x 3.51m)

Kitchen 11'2 x 8'6 (3.40m x 2.59m)

Bedroom 1 15'2 x 16'7 (into bay) (4.62m x 5.05m (into bay))

Bedroom 2 11'10 x 8'6 (3.61m x 2.59m)

Shower/WC 5'9 x 8'8 (1.75m x 2.64m)



Energy Performance: Current Potential
 Council Tax Band: B
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

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.