



- 3 Bed Upper Semi Detached Flat
- Fitted Kitchen
- Gas CH & SUDG
- Council Tax Band: A EPC: C

- Sought After Location
- Bathroom with Shower
- South/West Facing Rear Garden

- Lounge with Storage Cupboard
- Separate WC
- Ideal for a Professional Person/Couple

A rare opportunity to purchase a 3 bedroomed semi detached upper Tyneside flat, with a South/West facing rear garden, in an excellent location, well placed for amenities and the Metro. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs to the First Floor Landing, with storage/cloaks cupboard. The Lounge has a shelved storage cupboard and leads to the Kitchen, fitted with a range of wall and base units, sink unit, extractor over the cooker area, integral dishwasher with matching door, plumbing for a washer and cupboard housing the combi boiler. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear, with Bedroom 3 also to the front. The Bathroom has a pedestal wash basin with mirror fronted cabinet over, panelled bath with electric shower, screen, fully tiled walls and chrome towel warmer. There is a separate WC with low level suite.

Externally, there is a South/West facing Rear Garden, with lawn, decking and a range of shrubs and plants.

This property is well placed for schools and a wide range of shops, pubs, restaurants and cafe's on Chillingham Road. There are good road and public transport links, including the Metro system, for ease of access into the city and throughout Tyneside.

Entrance Hall

First Floor Landing

Lounge 14'6 x 11'4 (4.42m x 3.45m)

Kitchen 9'8 x 8'0 (2.95m x 2.44m)

Bedroom 1 11'6 x 16'9 (into bay) (3.51m x 5.11m (into bay))

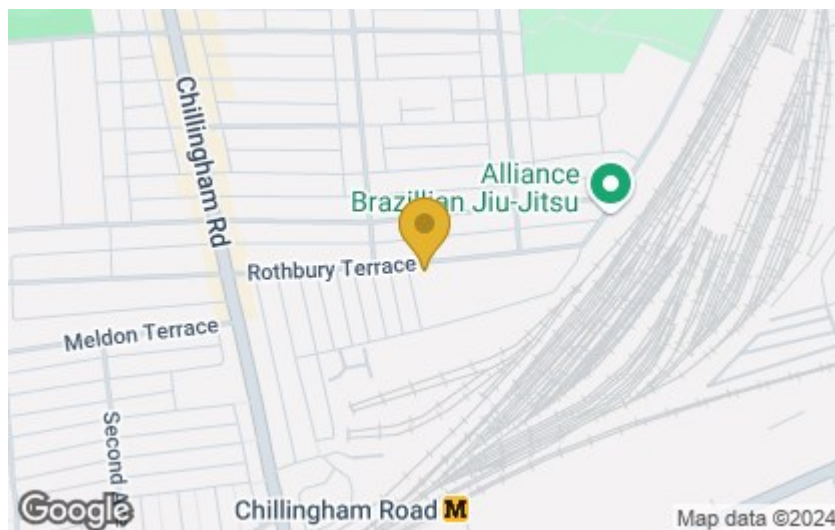
Bedroom 2 10'10 x 7'9 (3.30m x 2.36m)

Bedroom 3 9'6 x 9'0 (2.90m x 2.74m)

Bathroom 6'0 x 4'9 (1.83m x 1.45m)

WC 4'8 x 2'6 (1.42m x 0.76m)

Rear Hall



Newcastle City Council 0191 2787878

Energy Performance: C

Council Tax Band: A

Distance from Chillingham Road Primary School: 0.26

Distance from Chillingham Road Metro Station: 0.6 miles

Distance from Ravenswood Primary School: 0.4 miles

958 Sq.ft

All distances and sizes 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.