



- 2 Bed End of Terrace Upper Tyneside Flat
- Patio Garden/Yard with Electric Door
- Refurbished Bathroom/WC with Shower
- Ideal for a Professional Person/Couple

- Reconfigured & Well Appointed
- 24' Lounge/Dining Room
- Boarded Loft with Rooflight & Ladder

- Side Garden
- Refitted Breakfasting Kitchen
- Great Location Close to Park

This 2 bedroomed upper Tyneside flat is superbly situated at the end of a terrace, close to Iris Brickfield Park. Updated and reconfigured to provide well appointed accommodation, this property enjoys its own outside space, including a side garden and rear patio garden/private parking area. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs to the First Floor Landing, with arched, stained and leaded window to the quarter landing and access to the loft via a retractable ladder, boarded with panelled walls and Velux roof lights. The 24' dual aspect Lounge/Dining Room is 'L' shaped, with a bay to the side and is open to the Breakfasting Kitchen, refitted with a range of wall and base units with Belfast sink, solid wood work surfaces incorporating breakfast table, split level oven, microwave, 5 ring gas hob with extractor over, integral fridge/freezer with matching doors and plumbing for a washer. A door leads to stairs down to the rear patio/yard. Bedroom 1 has a picture rail and bay to the front. Bedroom 2 is also to the front, with a picture rail. The Bathroom/WC has been refurbished with a wc with concealed cistern, wash basin with storage under and mirror fronted cabinet over, 'L' shaped bath with rainhead and hand held showers, fully tiled walls, underfloor heating and a towel warmer.

Externally, there is a pleasant Side Garden with lawn and shed, along with an enclosed West facing Patio/Yard, with rebuilt walls and electric roller shutter door.

This property is conveniently situated for access to schools and the park as well as an eclectic range of amenities to be found on Chillingham Road, including shops, pubs, restaurants and cafes. There are excellent road and public transport links into the city, to the coast and throughout Tyneside including the A1058 Coast Road and the Metro system.

Entrance Hall

First Floor Landing

Lounge/Dining Room 24'10 x 14'3 (max) (7.57m x 4.34m (max))

Breakfasting Kitchen 15'2 (into recess) x 9'0 (4.62m (into recess) x 2.74m)

Bedroom 1 12'2 x 15'0 (into bay) (3.71m x 4.57m (into bay))

Bedroom 2 10'6 x 9'0 (3.20m x 2.74m)

Bathroom/WC 8'4 x 5'8 (2.54m x 1.73m)

Loft 13'9 x 13'8 (4.19m x 4.17m)



Energy Performance: Current C Potential C
 Council Tax Band: A
 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.