



- 2 Bed Ground Floor Semi Detached Flat
- Refurbished Shower/WC
- Gas CH & SUDG
- Council Tax Band: A EPC: C
- Lounge with Fireplace
- Parking To Front
- Great First Purchase/Investment
- Fitted Kitchen
- South Facing Garden to Rear
- Tyneside Lease: 964 Yrs Remaining

A two bedroomed ground floor semi detached Tyneside flat, within this popular and long established residential area. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point being a coal effect real flame gas fire set within an attractive painted surround, with cabinet to one recess. The Kitchen is fitted with wall and base units, sink unit, split level over with 4 ring gas hob and door to the rear. Bedroom 1 is to the front. Bedroom 2 has a storage cupboard and is also to the front. The Shower/WC has been refurbished with a low level wc, wash basin with storage under and mirror fronted cabinet over, shower enclosure with rainhead and hand held showers with tiled surrounds and towel warmer.

Externally, there is a driveway with off street parking to the front and a concreted south facing garden to the rear.

Grace Street is situated off Allendale Road, with good road and public transport links into the city and other surrounding areas.

**Reception Hall**

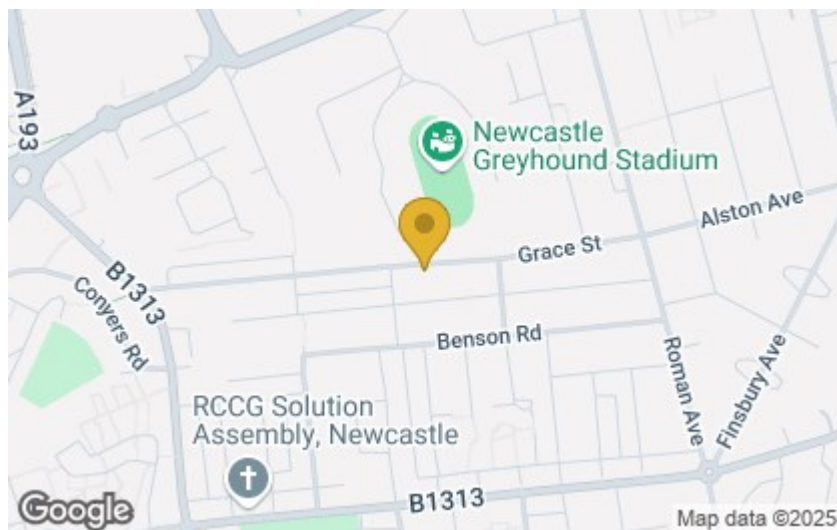
**Lounge 12'3 x 10'9 (3.73m x 3.28m)**

**Kitchen 11'4 x 7'3 (3.45m x 2.21m)**

**Bedroom 1 11'0 x 10'8 (3.35m x 3.25m)**

**Bedroom 2 11'6 x 8'9 (max) (3.51m x 2.67m (max))**

**Shower/WC 7'9 x 4'4 (2.36m x 1.32m)**



EPC Rating: TBC  
 Council Tax Band: A  
 Distance from Walkergate Community School: 0.6 miles  
 Distance from St Lawrence's Catholic School: 0.4 miles  
 Distance from Byker Primary School: 0.6 miles  
 Distance from Welbeck Academy: 0.3 miles  
 Distance from Newcastle Central Station: 2.1 miles  
 Distance from Newcastle International Airport: 9 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.