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- 2 Bed Ground Floor Semi Detached Flat
- Lounge with Fireplace and Bay
- Lovely West Facing Garden
- Ideal for a Professional Person/Couple/Investment

- Well Presented & Appointed
- Fitted Kitchen
- Convenient For Public Transport and the Freeman Hospital

- No Upper Chain
- Bathroom/WC with Shower
- Sought After Residential Area

This well presented 2 bedroomed ground floor semi detached flat is pleasantly situated within this sought after residential area. Offered with no upper chain and with gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard and dado rail, leads to the Lounge, the focal point of which is a coal effect real flame gas fire set within a lovely marble surround. There is also a corniced ceiling and bay to the front. The Kitchen is fitted with a range of wall and base units, sink unit, combi boiler, utility cupboard with plumbing for a washer and door to the rear. Bedroom 1 has a picture rail and is to the front, with Bedroom 2 to the rear, with an ornate cast iron fireplace, storage cupboard and picture rail. The Bathroom/WC has a low level wc, wash basin with mirror fronted cabinet over, panelled bath with electric shower over, screen and fully tiled walls and floor.

Externally, there is a gravelled Front Garden, with path to the front door. The Rear Garden is lawned with a shed and fence surround.

Birchwood Avenue is conveniently located within this sought after residential area, well placed for the Freeman Hospital and excellent road and public transport links into the city, to the coast and throughout Tyneside.

Reception Hall

Lounge 12'8 x 14'8 (into bay) (3.86m x 4.47m (into bay))

Kitchen 10'11 x 12'6 (max into recess) (3.33m x 3.81m (max into recess))

Bedroom 1 12'2 x 10'11 (3.71m x 3.33m)

Bedroom 2 12'0 x 10'6 (3.66m x 3.20m)

Bathroom/WC 8'2 x 5'10 (2.49m x 1.78m)





EPC: C

Council Tax Band: A

Jesmond Park Academy: 0.57m

Cragside Primary School: 0.37m

Benton Park Primary School: .21m

Newcastle Central Station: 3.6m

Newcastle International Airport: 8.29 miles

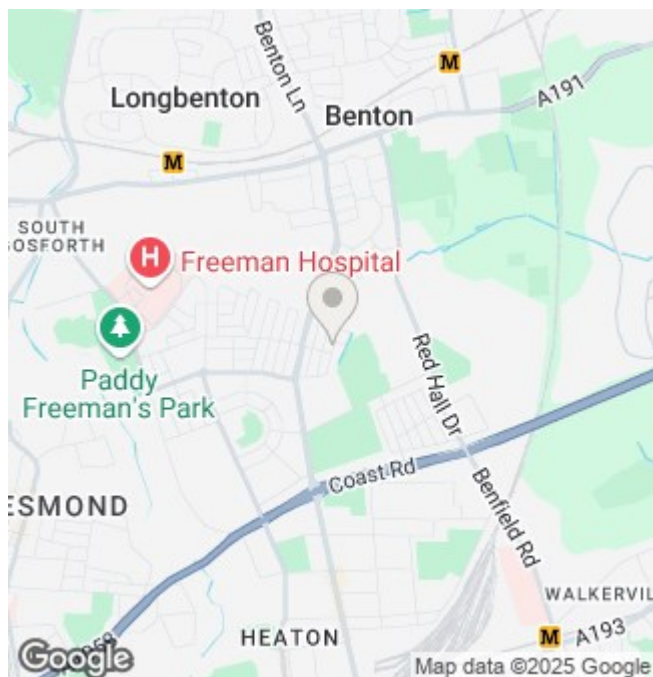
Four Lanes End Metro Station: 1.1m



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