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- 2 Bedroom Ground Floor Flat
- Nearby Metro Station
- Sealed Unit Double Glazed Windows
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- Lovely Rear Garden
- Ideal for a First Time Buyer
- Council Tax Band A

- No Upper Chain
- Gas Central Heating
- EPC TBC



2 bedroom ground floor flat with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with laminate flooring and a storage cupboard. Lounge with French doors to the rear garden, laminate flooring and a feature fireplace. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled walls, tile effect laminate flooring, integrated electric oven and gas hob, plumbed for washing machine, Combi boiler enclosed in a storage cupboard. Bathroom which has a 'P' shaped bath with a shower mixer tap, low level w/c, vanity unit with a wash hand basin, ceiling panels and a heated towel rail. Bedroom 1 has a bay window to the front aspect and stripped floorboards. Bedroom 2 is also to the front aspect.

Externally to the front there is well pruned hedges and to the rear there is a lawn and paved area.

Tunstall Avenue is ideally located close to Newcastle Retail Park and is convenient for shops, pubs, restaurants and cafes of both Shields Road and Chillingham Road. There is a Metro station nearby and excellent road and public transport links into the city and throughout Tyneside.





Energy Performance: Current C Potential C

Council Tax Band: A

St Lawrence's Catholic Primary School: 0.3m

Chillingham Road Primary School: 0.5m

Welbeck Academy: 0.4m

Walkergate Community School: 0.5

Newcastle Central Station: 2 miles

Newcastle International Airport: 8.4m

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## Ground Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



Total area: approx. 51.1 sq. metres (550.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

**145 Tunstall Avenue**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.