



Axwell Terrace, Swalwell

We offer for sale this two bedroom ground floor apartment, Ideal for investors or first time buyers alike. The property is situated close to the A1 and metro centre. The Property comprises entrance door to hallway, Two bedrooms, lounge, galley kitchen, bathroom, front garden, and rear yard with on street parking.

Offers In Region Of £59,950

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ENTRANCE DOOR

Hallway storage cupboard, laminate wood flooring.

LOUNGE

12' 7" x 13' 6" (3.84m x 4.11m)

Double glazed door to rear yard, TV point, central heating radiator.



KITCHEN

6' 8" x 9' 9" (2.03m x 2.97m)

Double glazed windows, fitted kitchen units with work surfaces, electric oven, plumbing for automatic washing machine sink unit with mixer tap.



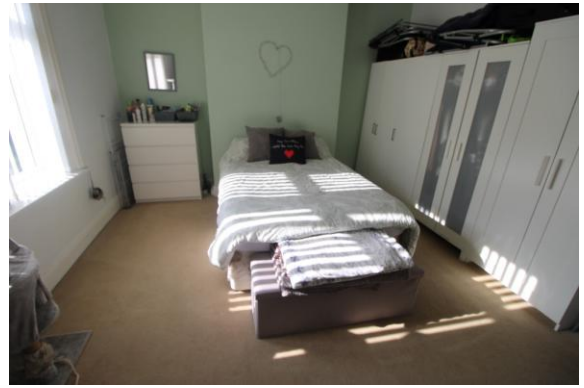
BATHROOM

Double glazed windows, white suite comprising, panel bath with electric shower over the bath, low level WC, wash basin,



BEDROOM ONE

Double glazed windows, central heating radiator.



BEDROOM TWO

Double glazed windows, central heating radiator.



EXTERNALLY

Rear Yard, Small front garden with enclosed hedge, lawn and shrubs.



FRONT GARDEN



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

