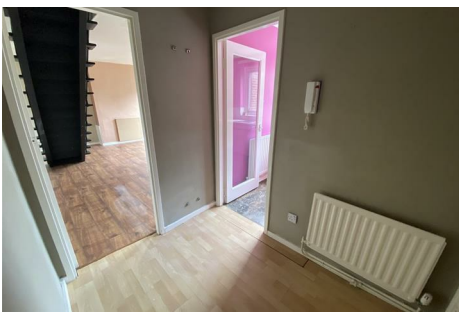




## Trading Places



### 11 Illingworth House St John`s Green, Percy Main, NE29 6PR

A superb opportunity has arisen to acquire a competitively priced apartment, which requires some cosmetic improvement, but is a fantastic investment opportunity, or ideal starter home.

The property is conveniently location with access to local Metro Station, bus routes and Royal Quays shopping outlet. Situated close to the A19 and Tyne Tunnel for South of the Tyne and access into Newcastle. Briefly comprising:- Communal entrance, stairs to upper floors, entrance hallway, lounge with fireplace and patio doors to Juliette balcony, fitted kitchen with built in appliances, stairs to first floor , two bedrooms and a bathroom wc. EPC Rating C - Council Tax Band A. Please call 0191 251 1189 to arrange to view the property,

**Price Guide £39,950**

# 11 Illingworth House

St John`s Green, Percy Main, NE29 6PR



- Fantastic Investment Opportunity
- Perfectly Situated for the A19, Tyne Tunnel and Metro Links
- Leasehold Property
- A Spacious Two Double Bedroom Maisonette
- Ideal Buy to Let Property
- Requires Cosmetic Modernisation
- Close to Royal Quays Shopping Outlet

## Communal Grounds and Lease Information

The property is Leasehold, with 61 Years remaining on the lease. The block management company is HLM Property Management, the charges for 2023/2024 are £1438.04 for the year. There are maintained communal green areas on the development, as well as parking.

## Private Entrance Hallway

Radiator, entry phone system, large storage cupboard, central light, doors to kitchen and living room.

## Breakfasting Kitchen

7'9" x 9'2" (2.37 x 2.81)

A good sized breakfasting kitchen with double glazed window over looking the front elevation, a range of wall and base

units, work surfaces, stainless steel sink with drainer board and tap, space for washing machine and cooker, central light, single radiator, partial tiled splash backs.

## Living/Dining room

13'3" x 17'6" (4.06 x 5.34)

A lovely light and spacious room with UPVC windows and patio doors overlooking the front elevation, central light, double radiator, laminate floor, staircase leading to the first floor.

## Stairs to First Floor and Landing

Wooden Staircase with carpet runner leading to First Floor. Landing with loft access, central light, storage cupboard, doors to bedrooms and bathroom.

## Bedroom One

9'5" x 13'4" (2.89 x 4.07)

A good sized double room UPVC window overlooking the front elevation, central light, emergency access fire door to communal landing, radiator.

## Bedroom Two

9'10" x 13'2" (3.0 x 4.03)

Another double bedroom - sizes are to the widest points of the room. UPVC window overlooking the front elevation, central light, radiator, large storage cupboard housing the combi boiler.

## Bathroom/WC

A Three piece suite with WC, panelled bath with electric shower over, sink with stainless steel taps, UPVC window, double radiator, fully tiled, central light and vinyl floor.



## Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

