



Southway, Newcastle Upon Tyne   **Offers Over**  
**£95,000**

 **YOUR MOVE**  
Chris Stonock





IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





## Description

We are pleased to bring to the market this spacious and beautifully presented first floor flat which benefits from gas central heating and double glazing. The property has been updated and much improved by the current owners and presents to the highest standard. Internally the accommodation comprises of private front door leading to spacious entrance hall, stairs to first floor landing, lounge/dining room, beautiful kitchen, three bedrooms, and stunning shower room. Viewing is recommended to fully appreciate the size of the accommodation on offer. Southway is located in South West Denton on the western outskirts of Newcastle upon Tyne. It is well located for the numerous local amenities in the area including local schools, shops, pubs and supermarkets. The property is within easy reach of the East Coast Mainline at Newcastle Central Station and Newcastle International Airport. The A1 and A69 trunk roads are also close at hand ensuring easy access to Newcastle and west towards Hexham. Dumpling Hall also enjoys good public transport with regular buses into Newcastle city centre. We understand the property is leasehold with a 125 year lease and a service charge of approximately £400 per annum which includes building insurance. To view the Key

Facts for Buyers Report please copy and paste the link below: <https://bit.ly/3bM82Ze>

## Council Tax

Tax Band - A

## EPC

EPC Rating - D

For full EPC please contact the branch.



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