





- Ground Floor Flat
- No Upper Chain
- Transport Links Nearby
- Gas Central Heating
- Viewing Recommended
- Two Bedrooms
- Close to Amenities
- Ideal First Time Buy
- Double Glazing
- Call For More Information





This charming, two-bedroom, ground floor flat is situated on the popular Birchwood Avenue in High Heaton. Offered for sale with the benefit of no upper chain. The property will appeal to first time buyers, downsizers and investors alike.

The flat is positioned conveniently for access to Chillingham Road and Four Lane Ends, with a wide variety of shops and restaurants. The Coast Road and Newcastle City Centre are also within easy commuting distance. A local supermarket and gym are additionally within walking distance.

Internally the property briefly comprises: - entrance hallway with storage, bright and airy lounge with bay window, kitchen with fitted wall and floor units and rear garden access, two double bedrooms, and a bathroom WC with an overhead shower. The property also boasts gas central heating and double glazing.

For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



Ground Floor



The difference between house and home


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Lounge 12'4" x 12'5" (3.77 x 3.79)

Kitchen 10'9" x 12'2" (3.28 x 3.71)

Bedroom One 10'9" x 12'6" (3.30 x 3.82)

Bedroom Two 10'3" x 11'8" (3.13 x 3.58)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	75
England & Wales	EU Directive 2002/91/EC 	

Gosforth

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Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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