

Entrance Porch

Living Room/kitchen (Front) open plan 24' 0" x 11' 3" (7.31m x 3.43m)

Inner Lobby

Central heated radiator, wood effect laminate flooring, built in storage cupboard.

Bedroom 1 (Rear) 10' 4" x 10' 2" (3.15m x 3.10m)

Wood effect laminate flooring, central heating radiator, UPVC double glazed window, TV point.

Bedroom 2 11' 4" x 7' 5" (3.45m x 2.26m)

Wood effect laminate flooring, built in wardrobe, central heated radiator, UPVC double glazed french doors opening onto the rear garden.

Bathroom /WC

Well fitted with a three piece white suite comprising a wash hand basin and WC set in a vanity unit, vinyl panelled bath with shower over and placed screen, chrome heated towel rail, vinyl panelling to wall, UPVC double glazed window.

External

Garden to the front and a generous rear garden laid to a paved and decked low maintenance garden with a large timber shed. A single car garage is located in a nearby block.

Tenure – Leasehold

Council Tax - A

LJ Lucas James

Estate Agents Surveyors Lettings



Broomlee Road

Newcastle Upon Tyne, NE12 6YJ

OIEO:

£120,000

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Superb ground floor flat

Considerably improved

Open plan living room/kitchen

Two Bedrooms

Large rear garden

Single garage



Internal inspection is unreservedly recommended of this highly impressive ground floor flat occupying a splendid position on the popular lakeshore development and close to extensive range of excellent local amenities. The property has been considerably improved by the present owner and briefly comprises an entrance porch, open plan living room/kitchen with a high quality kitchen area, an inner hall providing access to two bedrooms and a well fitted bathroom/wc.. Externally the property boasts a large rear garden with a substantial timber shed and a single garage located in a rear block. There is gas fitted radiator central heating, UPVC double glazing, a high standard of decoration and fittings generally throughout and it should appeal to a wide range of prospective buyers.

