

HUNTERS®

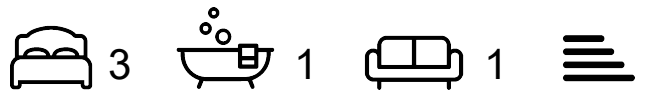
HERE TO GET *you* THERE



Wingrove Avenue

Newcastle upon Tyne, NE4 9AD

Offers In The Region Of £110,000



Hunters welcome to the market this neatly presented, spacious three bedroom upper floor apartment in the ever popular area of Fenham. Perfect Investment opportunity or First Time Buy. Ideal for access to local transport links and City Centre.

The property briefly comprises of entrance hallway, stairs lead to upstairs rooms, landing, spacious living and dining room, modern kitchen, tiled bathroom to rear of the building, and three double bedrooms. There is also a separated yard at rear.

EPC Rating - C

Early Viewing is recommended. So call today!

HALLWAY

UPVC door to front elevation, Stairs to first floor landing, Central heating radiator, Coving to ceiling.

LOUNGE 14'5" x 13'5" (4.4 x 4.09)

UPVC Double glazed bay window to front elevation, Laminate flooring, Coving to ceiling, Electric fires with featured surround.

BEDROOM ONE 8'1" x 8'11" (2.47 x 2.72)

UPVC Double glazed window to front elevation, Central heating radiator.

BEDROOM TWO 8'6" x 14'6" (2.59 x 4.42)

UPVC double glazed window to rear elevation, Central heating radiator, Laminate flooring.

SHOWER ROOM 3'10" x 9'0" (1.16 x 2.74)

Three piece shower suite comprising: Low level W/C, Pedestal wash hand basin, Shower cubicle with glass shower screen, Tiling to walls, Heated towel rail.

BATHROOM THREE

UPVC double glazed window to rear elevation, Central heating radiator.

KITCHEN 10'0" x 16'2" (3.05 x 4.93)

UPVC Double glazed window to side elevation, UPVC double glazed window to rear elevation, Wall and base units with roll top work surfaces, Sink and drainer, Space for cooker space for washing machine, Central heating radiator, Stairs leading to rear elevation.

Area Map



Floor Plans

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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