



## 42 Fenwick Close

Northumberland Park, Backworth NE27 0RL

- Second Floor Apartment
- Modern & Well Presented
- Allocated Parking Space
- UPVC Double Glazing
- Viewing Essential
- Two Bedrooms
- Close to the Metro Station
- Gas Central Heating
- Larger Style
- Ideal First Time Purchase

**£124,950**





ML Estates are pleased to welcome to the sales market this attractive larger style, modern build top floor apartment. A very central location close to Northumberland Park Railway Station with easy access to the Tyne & Wear Metro and the newly opened Northumberland Train Line. There are good links to main motorway links to include the A19 and the A1 North and Southbound. There is a good array of shops at Northumberland Park Shopping Centre too. All in all this property really does offer a lot for a variety of buyers.

The property is accessed via a communal entrance hall with security entry phone system. Internally the property briefly comprises; private hall with storage, bright and airy living room/dining area, kitchen with fitted wall and floor units, integrated oven and hob and complimenting work surfaces, two bedrooms, the main bedroom with double built-in wardrobes, and there is a family bathroom with 3 piece suite of panelled bath with mains shower over, wash basin and low level w.c. The property is warmed with gas central heating, is double glazed and has laminate flooring throughout. Externally there is an allocated parking position.

Ideal for first time buyers looking to get on the property ladder..

### **Living Room**

17'10" x 14'1"

### **Kitchen**

10'5 x 8'6

### **Bedroom One**

12'7 x 12'1 max

### **Bedroom Two**

9'10" x 8'7"

### **Bathroom/w.c.**

7'1 x 5'1

### **Externally**

#### **Disclaimer**

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







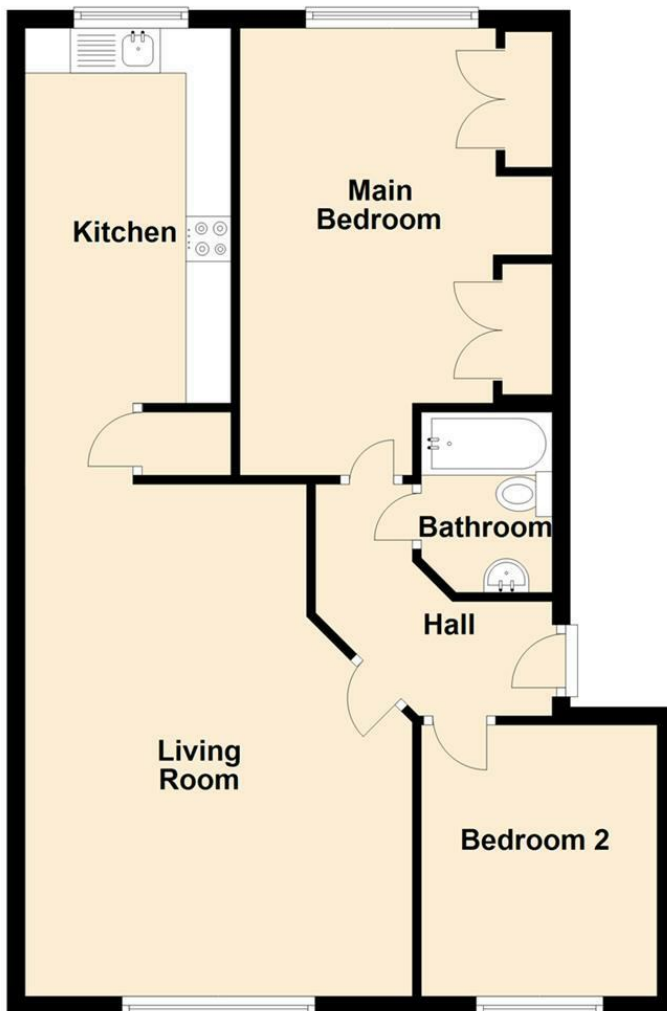
**Local Authority** North Tyneside Council  
**Council Tax Band** B  
**EPC Rating** C  
**Tenure** Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



### Second Floor



#### ML Estates Sales Office

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#### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.