

FOR
SALE

4 HASTINGS DRIVE, EARSDON VIEW NE27 0FL
£125,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR APARTMENT
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN
- BATHROOM WC & ENSUITE
- NO UPPER CHAIN
- EPC RATING C

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COMMUNAL ENTRANCE

HALLWAY

LOUNGE DINER
14'6 x 13'1

KITCHEN
9'9 x 6'9

BEDROOM ONE
10'8 x 9'9

ENSUITE
7'1 x 3'9

BEDROOM TWO
10'10 x 6'9

BATHROOM WC
6'10 x 5'11

ALLOCATED & VISITERS PARKING

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This well presented, ground floor apartment was built in 2012 and is perfectly located in a popular residential area. It displays a variety of modern features, has no upper chain and is ideal for a first time buyer.

With 580 square feet of accommodation on offer, this lovely property consists of a hallway with access intercom and built in storage. There is a light and spacious lounge diner which is open to the modern kitchen. The kitchen benefits from a range of units with contrasting worktops, integrated oven, gas hob, chimney hood, fridge freezer, dishwasher and washing machine. There are two good sized bedrooms, one with a modern ensuite with walk-in shower, pedestal wash basin and low level WC. There is also a main bathroom benefitting from a bath, pedestal wash basin and low level WC. Externally there is allocated and visitor parking.

The generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals.

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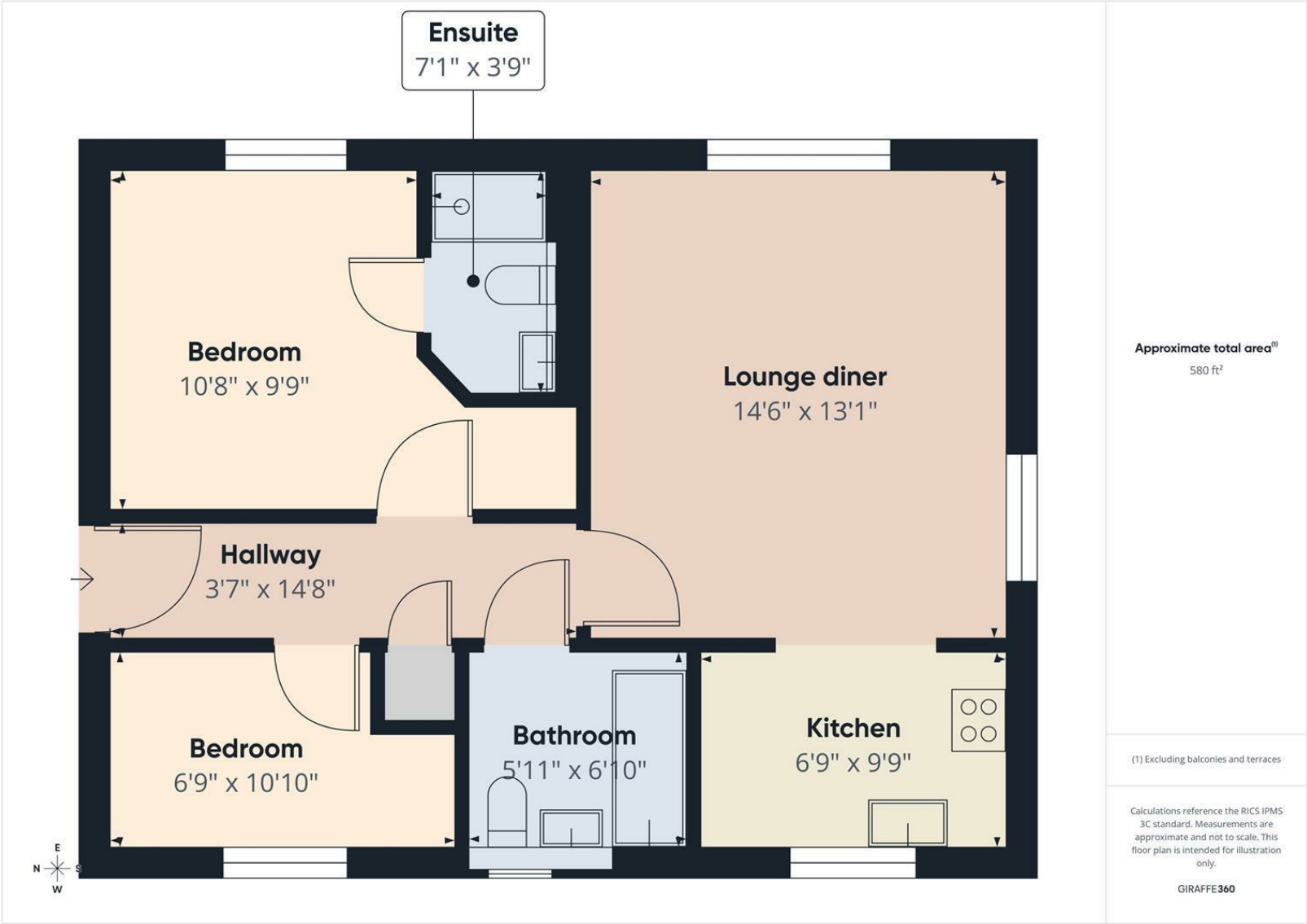
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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