



2



1



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- 2 Bed Ground Floor Semi Detached Tyneside Flat
- Lounge
- Gas CH(SUDG
- Fabulous Opportunity

- In Need of Updating
- Breakfasting Kitchen
- Rear Patio Garden

- Sought After Location
- Bathroom/WC with Shower
- Good Transport Links

This 2 bedroomed ground floor semi detached Tyneside flat would benefit from some general updating and presents a fabulous opportunity to create a superb property to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Lounge, with storage cupboard, and on to the Breakfasting Kitchen, fitted with wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, combi boiler, breakfast bar and door to the rear. Bedroom 1 has a good range of fitted wardrobes, double bedhead, bedside cabinets and a bay to the front. Bedroom 2 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over, panelled bath with electric shower over and fully tiled walls and floor.

The Front Garden is lawned with a hedge and path to the front door. There is also a paved patio garden to the rear.

Faldonside is situated in North Heaton, well placed for local amenities including Iris Brickfield Park, schools and a wide range of shops, pubs, restaurants and cafes on Chillingham Road. There are good road and public transport links, with easy access to the A1058 Coast Road, ideal for commuting into the city or to the coast.

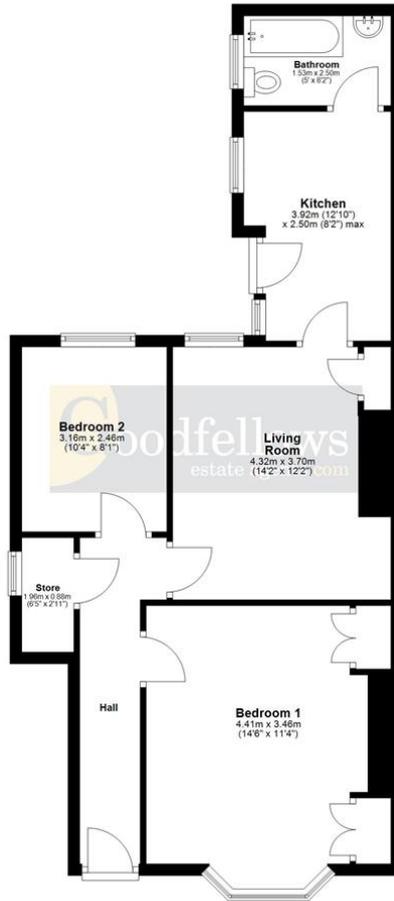




Energy Performance: Current C Potential C
Council Tax Band: A



Ground Floor



Total area: approx. 65.3 sq. metres (703.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.