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ASHOVER ROAD, NEWCASTLE UPON TYNE, NE3

Offers Over £110,000

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Well-Presented Ground-Floor Two Bedroom Property, Featuring A Spacious Living Room, Modern Fitted Kitchen, Contemporary Shower Room, Generous Main Bedroom & Versatile Second Bedroom.

This well-presented two-bedroom property offers comfortable accommodation with a practical layout and modern finishes throughout. Ideally suited to first-time buyers, couples or those seeking a manageable home, the property combines a welcoming living space with a well-appointed kitchen and a versatile second bedroom, offering flexibility to suit a variety of needs.

Situated on Ashover Road in the Kenton area of Newcastle upon Tyne, the property enjoys a convenient residential location with a range of local amenities close at hand. Nearby shops and everyday essentials provide practical convenience, while local bus services offer connections across Newcastle and the surrounding areas. The area also benefits from nearby green spaces, including Nuns Moor, providing opportunities for outdoor recreation and leisurely walks.

With its appealing presentation, versatile layout, well-proportioned living spaces and convenient location, this property presents an excellent opportunity for those seeking a comfortable home with scope to adapt the accommodation to their individual requirements.

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The property is accessed via an entrance porch, convenient for storing shoes and coats, which leads through to the central hallway, providing access to the principal rooms and a useful storage cupboard.

The kitchen is situated to the right and is has been recently renovated, featuring white wall and base units, granite-effect work surfaces, recessed lighting and grey wood-effect LVT flooring. A range of integrated appliances includes a hob, oven and extractor fan, while a large window allows plenty of natural light to fill the space.

To the left of the hallway is a modern shower room serving both bedrooms, finished with contemporary tiling and comprising an enclosed shower, wash hand basin, heated towel rail and WC.

Further along the hallway is the first of two bedrooms, a versatile single room currently utilised as a dressing room, but equally suited to use as a child's bedroom or home office depending on individual requirements. The principal bedroom is positioned at the end of the hallway and offers generous proportions, with a large window creating a bright and airy atmosphere.

Completing the accommodation is a spacious living room, providing a welcoming setting for both relaxing and entertaining. A feature fireplace adds character to the room, while a further large window enhances the sense of light and space.



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TENURE : Leasehold

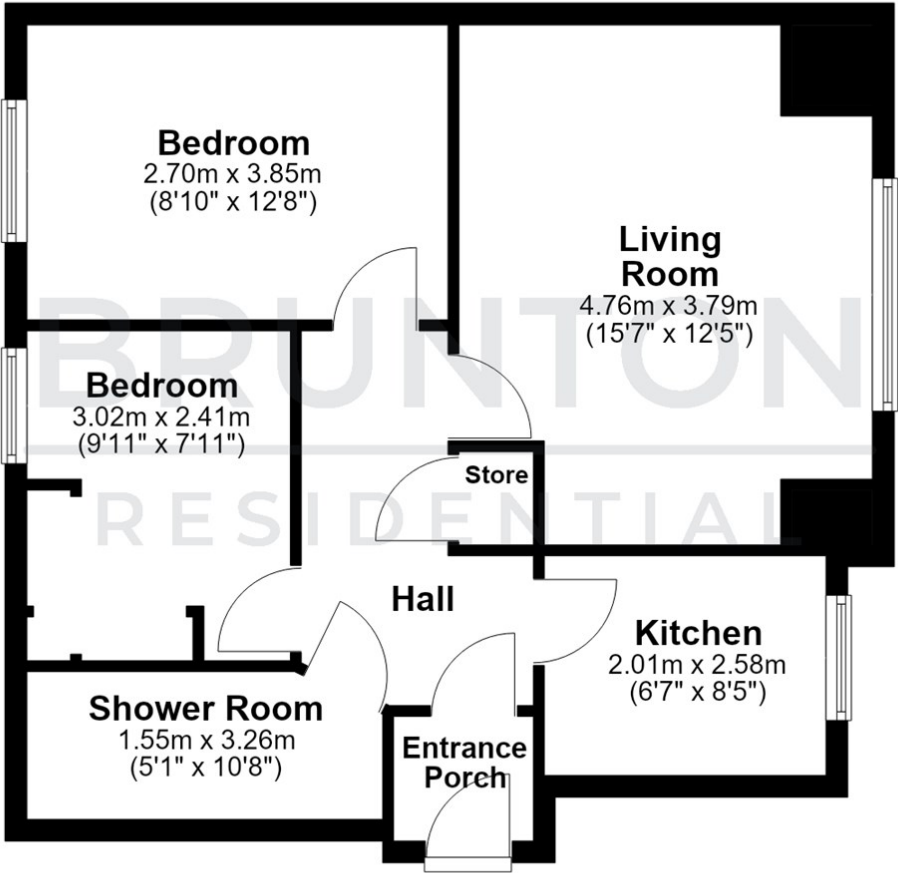
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

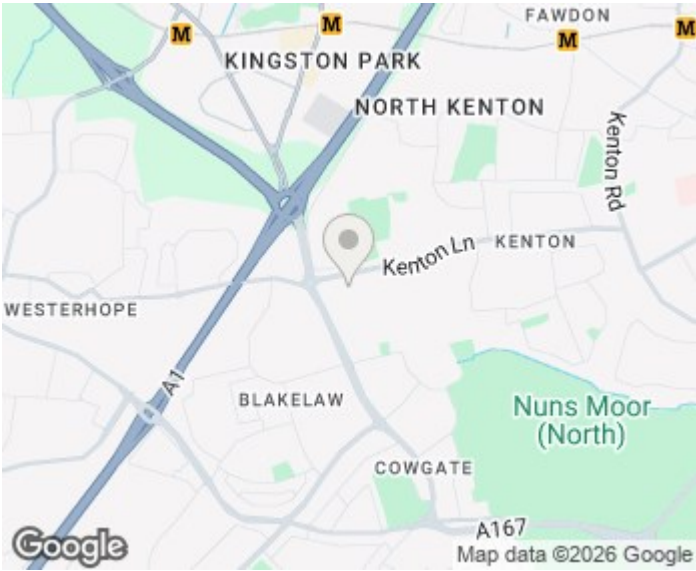
EPC RATING : C

Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 54.4 sq. metres (585.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	