



1 Burnway

Albany
Washington
NE37 1BG

Asking Price Of **£80,000**
Leasehold

Upper Flat
Two Bedrooms
Gas Central Heating & Double Glazing
Immaculate, Much Improved and
Modern
Garage In Block
Early Viewing Highly Recommended





Safe and Secure are delighted to welcome to the market this **IMMACULATE** Two Bedroom Upper Flat with **EXTENDED LEASE** in Burnway, Albany. This **MUCH IMPROVED, MODERN** home benefits from gas central heating, double glazing and single garage in nearby block. Ideally positioned for access to local amenities and facilities such as the Galleries shopping centre and other food stores within close proximity. There is also a range of local schools with commuting links accessed via the A1 and the A19. Early viewing is essential to appreciate the standard of accommodation on offer.

ENTRANCE HALL

Double glazed entrance door, staircase to the first floor, built-in storage cupboard.

FIRST FLOOR LANDING

Doors leading to:

LOUNGE

11' 2" x 15' 4" (3.42m x 4.69m) Double glazed window to the front, built-in storage cupboard, radiator.

KITCHEN

8' 7" x 6' 4" (2.63m x 1.95m) Fitted wall and base units with work surfaces, single drainer sink, integrated electric oven and hob with an extractor hood, space for a washing machine and other appliances, tiled flooring, double glazed window to the rear.



BEDROOM ONE

12' 7" x 8' 9" (3.84m x 2.67m) Double glazed window to the front, fitted wardrobes with mirror front sliding doors, radiator.

BEDROOM TWO

10' 3" x 8' 11" (3.13m x 2.72m) Double glazed window to the rear, fitted wardrobes with mirror front sliding doors, radiator.

BATHROOM

White three piece suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level WC, tiled flooring, double glazed window to the rear.

FRONT GARDEN

Laid mainly to lawn.

GARAGE

Separate block.



Local Authority
Council Tax Band
EPC Rating

C

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24-25 Westbourne Terrace
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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.