



## Rothley Close

Newcastle Upon Tyne, NE3 1UY

£125,000



Situated within a popular residential area of Newcastle upon Tyne, this well-presented three-bedroom flat offers spacious and practical accommodation, ideal for a wide range of buyers including first-time purchasers, downsizers, and investors alike.

The property is accessed via a secure communal entrance and is located within a well-maintained block. Internally, the accommodation is well laid out and comprises a generous reception room providing ample space for both living and dining furniture, a fitted kitchen offering good storage and worktop space, three well-proportioned bedrooms, and a family bathroom.

The flat benefits from gas central heating and double glazing throughout, ensuring comfortable living all year round. Externally, the property enjoys access to parking facilities and well-kept communal areas.

Rothley Close is conveniently located for access to local amenities, schools, and transport links, with Newcastle city centre easily reachable, making this an excellent opportunity for buyers seeking a convenient and well-connected home.

Early viewing is highly recommended to appreciate the space and location on offer



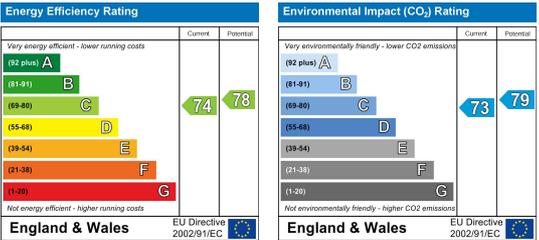
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.