



Axbridge Gardens,
£51,500

- Two Bedroom
- First Floor Flat
- Ideal Buy To Let
- Gas Central Heating



Reeds Rains

• *Since 1868* •

www.reedsrains.co.uk



Axbridge Gardens, Newcastle Upon Tyne

£51,500

Reeds Rains are delighted to offer for sale this two bedroom First floor flat located on Axbridge Gardens, Grainger Park. The property briefly comprises: Entrance Hall, Stairs to first floor landing, Lounge, Kitchen, Two Bedrooms, Bathroom, Externally the property has a shared yard to the rear and paved patio area to the front.

ENTRANCE HALL

Wooden door to front elevation

STAIRS TO:-FIRST FLOOR LANDING

loft access, Storage cupboards, Double central heating radiator.

LOUNGE

4.10m x 4.27m (13'6" x 14'0")

UPVC double glazed window to rear elevation, Picture rail, Coving to ceiling, Fire surround, Double central heating radiator.

KITCHEN

3.69m x 2.46m (12'1" x 8'1")

UPVC Double glazed window to side elevation, Wooden door to side elevation, Wall and base units with roll top work surfaces, Stainless steel sink and drainer, Space for cooker, Space for fridge and freezer, Space for washing machine.

BATHROOM

Two UPVC Double glazed frosted windows to rear elevation, Three piece white bathroom suite comprising: Low level w.c, Pedestal wash hand basin, Bath with glass shower screen, Part tiling to walls, Central heating radiator.

BEDROOM

2.89m x 2.70m (9'6" x 8'10")

UPVC Double glazed bay window to front elevation, Double central heating radiator, Picture rail, Coving to ceiling.

BEDROOM

2.88m x 2.51m (9'6" x 8'3")

UPVC Double glazed window to rear elevation, Central heating radiator.

EXTERNAL

Shared yard to rear elevation.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.