

FOR
SALE

30 FENWICK CLOSE, NEWCASTLE UPON TYNE NE27 0RL
£135,000



2 BEDROOM FLAT

- TWO BEDROOM SECOND FLOOR APARTMENT
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- KITCHEN
- BATHROOM WC
- ALLOCATED PARKING BAY
- EPC RATING C

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HALLWAY

RECEPTION ROOM
17'8 x 12'8

KITCHEN
9'4 x 7'6

BEDROOM
12'7 x 10'0

BEDROOM
8'6 x 8'5

BATHROOM WC
7'0 x 5'6

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A well presented and generously proportioned two bedroom second floor apartment, ideally positioned within the popular residential development of Fenwick Close, Backworth and benefiting from allocated parking. Offering approximately 619 sq ft of well planned accommodation, this property provides spacious living throughout and would make an excellent first-time purchase, investment or home for those looking to downsize.

The property is accessed via a communal entrance and stairs up to all flats, leading into a welcoming hallway with access to all principal rooms. The impressive reception room is a particularly spacious, offering plenty of space for both comfortable seating and dining. The fitted kitchen is positioned conveniently off the main living space and features a range of wall and base units, contrasting work surfaces, tiled splash backs. Integrated appliances include, fridge, freezer, single oven, four ring gas hob and extractor hood.

There are two well proportioned bedrooms, both offering excellent space and natural light. The principal bedroom is particularly generous in size, whilst the second bedroom would also make an ideal home office, dressing room or guest bedroom. Completing the accommodation is a family bathroom, fitted with a white suite incorporating a bath with shower over, wash hand basin and WC.

Located within easy reach of Backworth's local amenities, excellent transport links and surrounding coastal and North Tyneside locations, this is a fantastic opportunity to acquire a spacious two-bedroom apartment in a popular and convenient setting.

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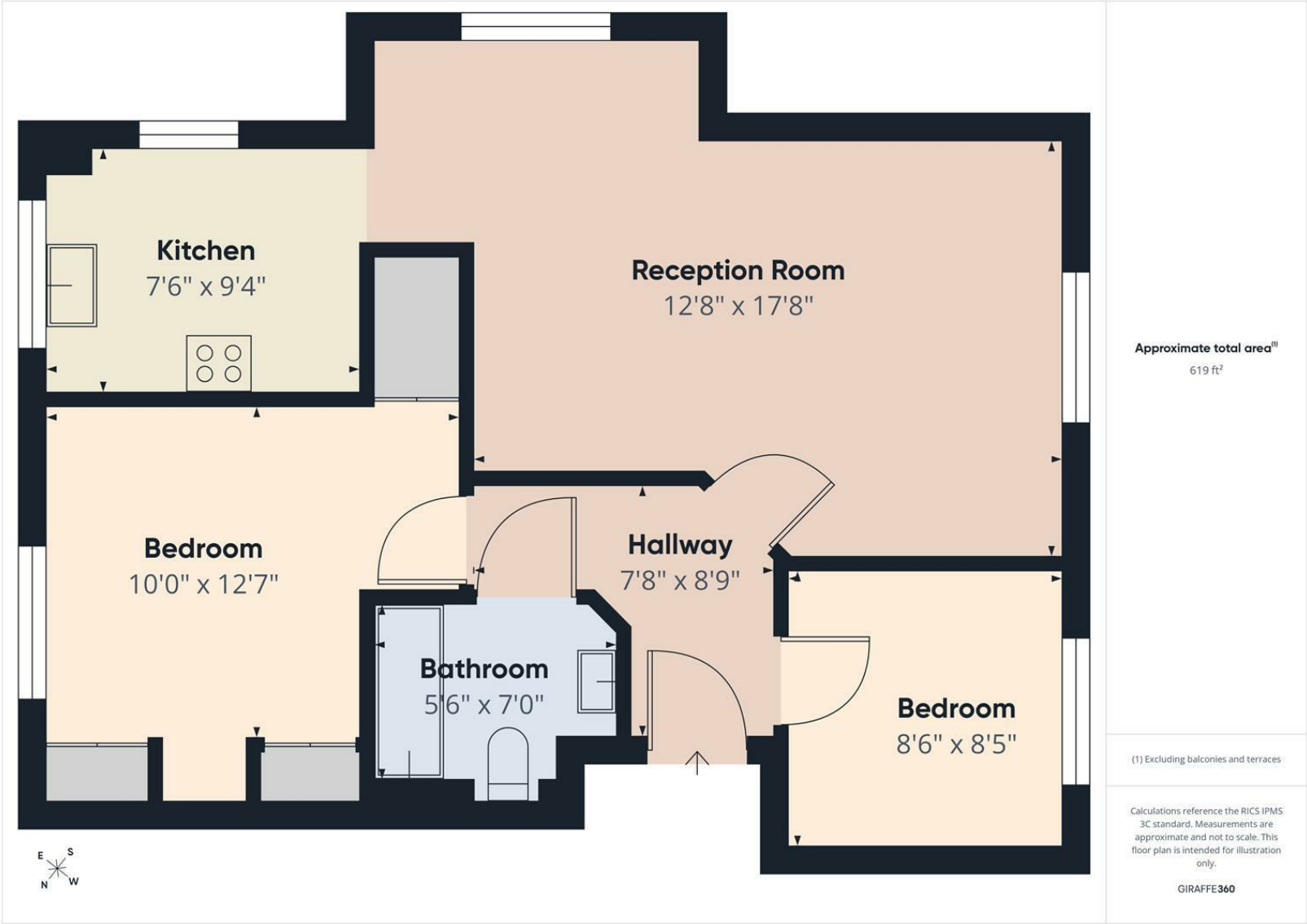
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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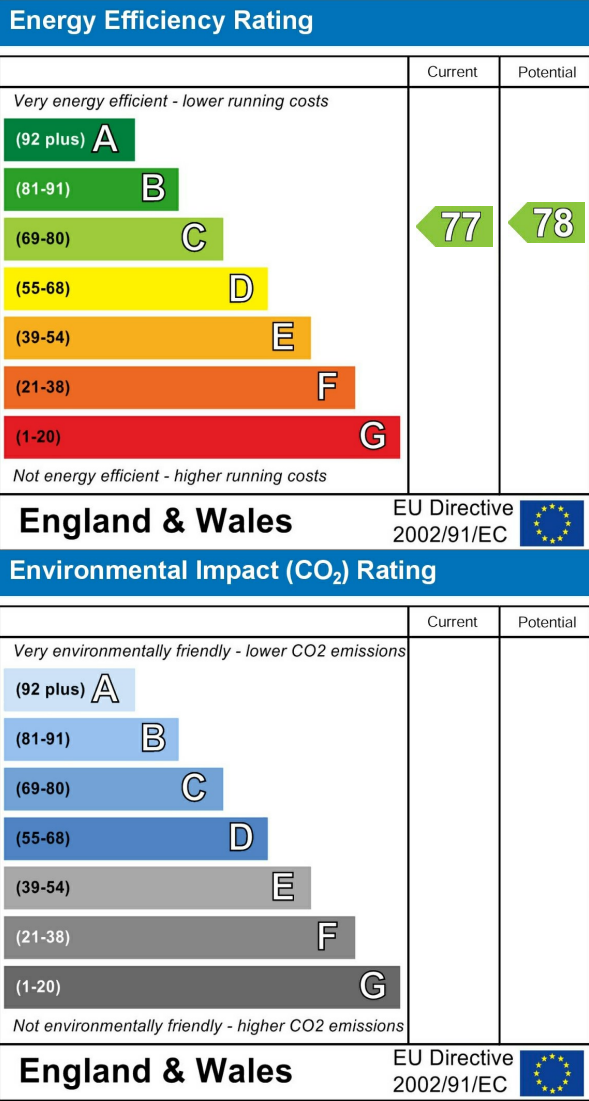
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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