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- 2 Bed Ground Floor Semi Detached Flat
- Fitted Kitchen
- Pleasant Cul-de-Sac
- Council Tax Band: A EPC: C
- Gas CH & SUDG
- Bathroom/WC with Shower
- Convenient for Shopping Centre
- Lounge
- Rear Garden
- Great First Purchase/Investment

This 2 bedroomed ground floor semi detached flat would make an excellent first purchase or investment. Conveniently situated within a cul-de-sac, well placed for Newcastle Shopping Park and other amenities, there are excellent public transport facilities including the Metro system, for ease of access into the city and throughout Tyneside. With sealed unit double glazing and sealed unit double glazing, the Reception Hall leads to the Lounge and the Kitchen, fitted with a range of wall and base units with sink unit, split level oven, 4 ring electric hob with extractor over, storage cupboard, tiled floor and door to the rear. Both Bedrooms are to the front and the Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror fronted cabinet over and panelled bath with shower mixer and tiled surround. There is also a pleasant gravelled Rear Garden.

#### Reception Hall

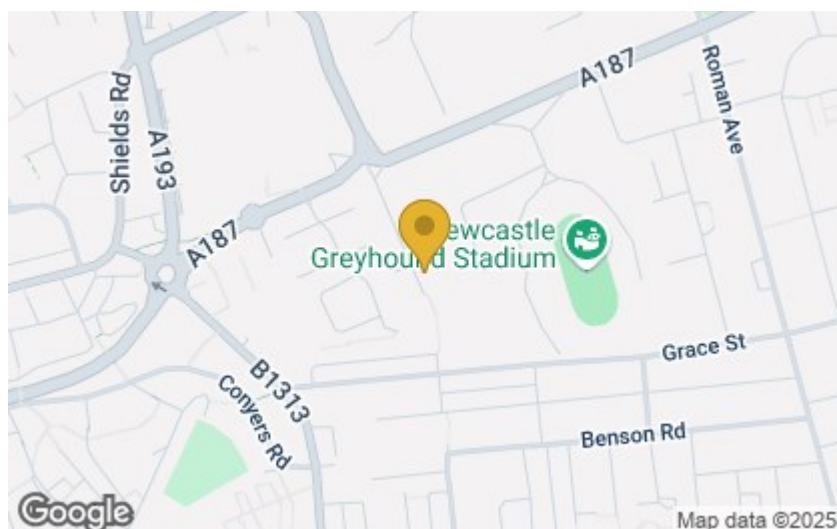
Lounge 12'10 x 12'2 (3.91m x 3.71m)

Kitchen 12'10 x 6'8 (3.91m x 2.03m)

Bedroom 1 12'0 x 12'2 (into bay) (3.66m x 3.71m (into bay))

Bedroom 2 10'2 x 7'8 (3.10m x 2.34m)

Bathroom/WC 9'0 x 4'0 (2.74m x 1.22m)



Newcastle City Council: 0191 278 8787

EPC: C Council Tax Band: A

St Lawrence's Catholic Primary School: 0.3m

Chillingham Road Primary School: 0.5m

Welbeck Academy: 0.4m

Walkergate Community School: 0.5

Newcastle Central Station: 2 miles

Newcastle International Airport: 8.4m

*All distances are approximate - for further information, including floorplans and additional photographs please visit our website - [www.goodfellowsestateagents.com](http://www.goodfellowsestateagents.com)*

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