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- 2 Bed Ground Floor Semi Detached Lower Flat
- Lounge with Recessed Fireplace
- Front and Rear Gardens
- Ideal for a Professional Couple

- Sought After Residential Area
- Refitted High Gloss Kitchen
- Gas CH & SUDG

- Newly Refurbished and Updated
- Refurbished Bathroom WC with Separate Shower
- Convenient for Amenities

This refurbished 2 bedroomed ground floor semi detached flat has been superbly updated to provide well appointed accommodation, ideal for a professional couple, for a first time purchaser, or as an investment. Pleasantly situated within this sought after residential area and with gas fired central heating and sealed unit double glazing, the Reception Hall has a dado rail and a useful understair home office/storage cupboard. The focal point of the Lounge is an attractive painted fireplace with storage cupboard to the recess, deep coved ceiling and picture rail. The Kitchen has been refitted with a good range of high gloss wall and base units, inset sink unit, split level oven with 4 ring gas hob and extractor over, integral fridge/freezer with matching doors, plumbing for a washer, cupboard housing the combi boiler and a door to the rear garden. Bedroom 1 has a picture rail, deep coved ceiling and bay to the front. Bedroom 2 has a picture rail and is to the rear. The Bathroom/WC has also been refitted with a low level wc, wash basin with storage under, panelled bath with shower mixer, separate shower cubicle with rainhead and hand held showers and a chrome towel warmer.

Externally, there is a gravelled Front Garden with path to the front door. The South West facing Rear Garden is lawned with a cold water tap and fence surround.

This property is pleasantly situated, with bungalows to the front and school field to the rear. As well as local schools there is good access to a wide range of shops, pubs, restaurants and cafes on Chillingham Road. With easy access to the A1058 Coast Road, there are excellent road and public transport links into the city, to the coast and throughout Tyneside.

Reception Hall 18'9 x 3'4 (5.72m x 1.02m)

Understair Office/Storage 5'4 x 3'2 (1.63m x 0.97m)

Lounge 14'3 x 12'3 (4.34m x 3.73m)

Kitchen 13'0 x 8'2 (3.96m x 2.49m)

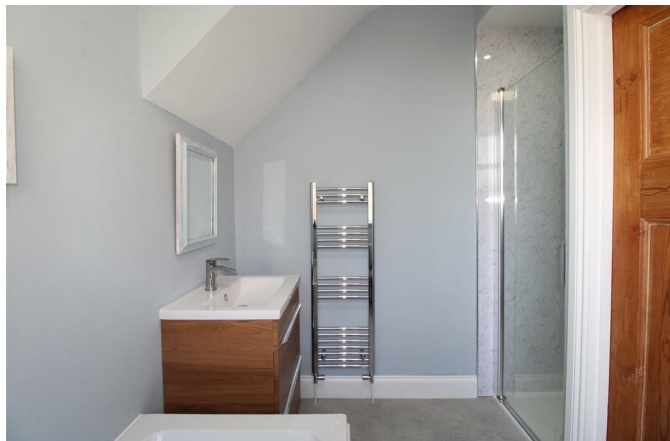
Bedroom 1 13'8 x 16'6 (into bay) (4.17m x 5.03m (into bay))

Bedroom 2 10'6 x 8'2 (3.20m x 2.49m)

Bathroom/WC 8'6 x 5'3 (2.59m x 1.60m)

** Floor Plan on Order*





Newcastle City Council:

EPC: C

Council Tax Band: A

Ravenswood Primary School: 0.2m

Chillingham Road Metro Station: 1m

Newcastle Central Station: 3.2m

Newcastle International Airport: 8.6m

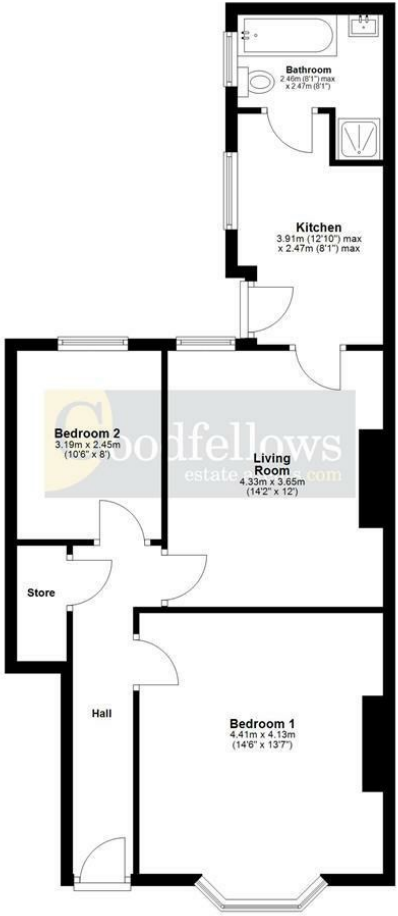
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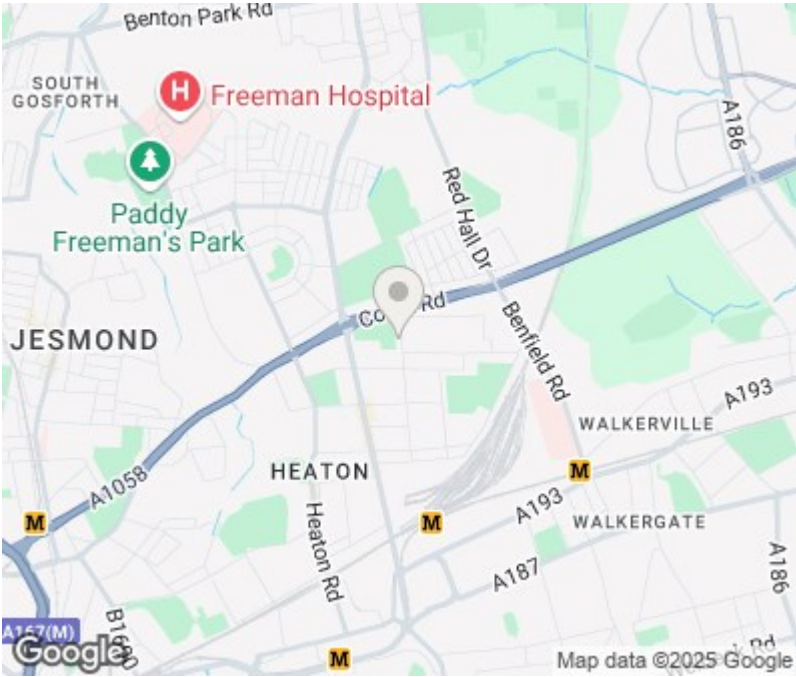
Ground Floor



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.