

2



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- 2 Bed 1st Floor Semi Detached Flat
- 'L' Shaped Kitchen
- South Facing Rear Garden
- Council Tax Band: A
- Popular Location
- Bathroom/WC with Shower
- Gas CH; & SUDG (most windows)
- Lounge
- Off Street Parking
- Great First Purchase/Investment



This 2 bedroomed first floor semi detached flat is pleasantly situated within this popular residential area. Ideal as an investment or first purchase and with gas fired central heating and sealed unit double glazing to most windows, the Reception Hall leads to stairs to the First Floor Landing. The Lounge is to the rear and leads to the 'L' shaped Kitchen, fitted with high gloss wall and base units, circular sink unit, split level oven and hob, plumbing for a washer, tiled floor and a storage cupboard with combi boiler. Bedroom 1 has a range of built in wardrobes and a bay to the front. Bedroom 2 is also to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with electric shower over, tiled surrounds and tiled floor.

Externally, there is a Driveway to the front with wrought iron gates and planted border. The Rear Garden is lawned and South facing.

Marondale Avenue is within a long established residential area. There is good access to local amenities along with excellent road and public transport links, including the Metro system, for ease of access into the city, to the coast and throughout Tyneside.

#### Reception Hall

#### First Floor Landing

Lounge 13'4 x 12'9 (into recesses) (4.06m x 3.89m (into recesses))

Kitchen 10'8 x 9'10 (max) (3.25m x 3.00m (max))

Bedroom 1 11'1 x 12'7 (into bay) (3.38m x 3.84m (into bay))

Bedroom 2 11'3 x 10'0 (3.43m x 3.05m)

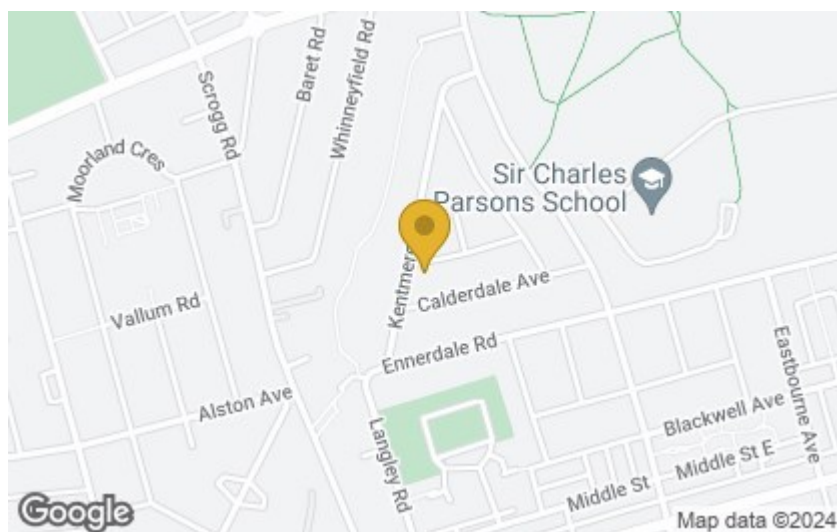
Bathroom/WC 6'0 x 5'0 (1.83m x 1.52m)



2023  
WINNER

ESTAS  
★★★★★

Verified reviews from homemovers



Energy Performance: Current D Potential D

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

*All distances are approximate*

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.