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- One bedroom First Floor Flat
- Gas Central Heating
- Allocated Parking Bay
- EPC rating C | Council Tax Band A

- Modern Kitchen
- Sealed Unit Double Glazed Windows
- No Upper Chain involved

- Modern Bathroom
- Popular Residential Area
- Ideal for a First Time Buyer



Ideal for a first time buyer, 1 bedroom first floor flat situated on the popular Boltons Estate in North Walbottle. Benefitting from gas central heating and sealed unit double glazed windows, the property is offered for sale with no upper chain involved. Briefly comprising of an Entrance Hallway with laminate flooring and stairs leading to the First Floor Landing which has a storage cupboard and a loft hatch with pull down ladders, the Combi boiler is located in the loft space. There is a Lounge which leads to a separate Kitchen which has a range of wall and base units with rolltop work surfaces, one and a half stainless steel sink and drainer unit, plumbed for automatic washing machine, tiled flooring, spotlights to the ceiling. The Bedroom has fitted wardrobes. The Bathroom comprises of a panelled bath with a mains shower over and a shower screen, low level w/c, pedestal hand wash basin, tiled walls and flooring, extractor fan, spotlights to the ceiling, heated towel rail.

Externally there is an allocated parking bay to the front of the property.

The Boltons is a highly sought after development, just off North Walbottle Road, to the West of Newcastle. The property is conveniently located for schools and other local amenities, with good road and transport links into the city and other surrounding areas. There is also good access to Newcastle International Airport, the A69 and A1.

#### Entrance Hallway

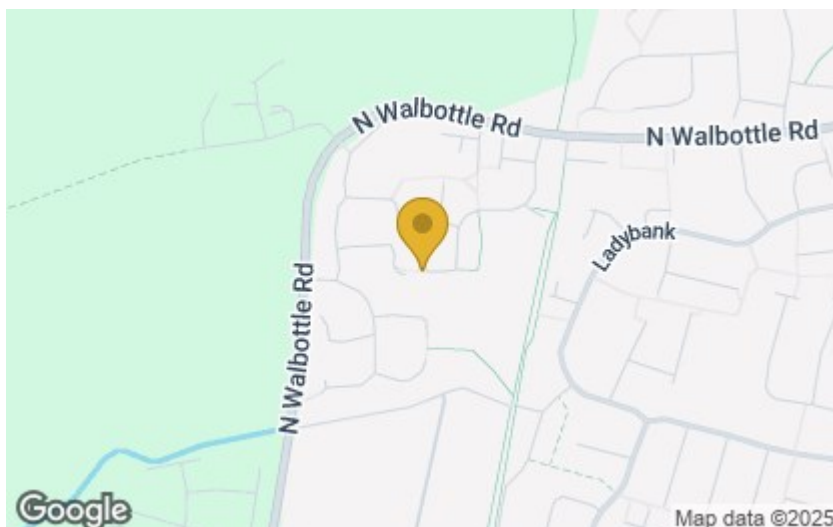
#### Landing

#### Lounge

#### Kitchen

#### Bedroom

#### Bathroom



Energy Performance: Current C Potential C  
Council Tax Band: A  
Distance from Milecastle Primary School: 1.2 miles  
Distance from Callerton Metro: 3.2 miles  
Distance from Central Train Station: 6.6 miles

*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.