



- 2 Bed 1st Floor Tyneside Flat
- Bathroom/WC
- Scope for Updating
- Fabulous Opportunity

- Lounge with Fireplace
- Front Garden & Rear Yard
- Popular Location

- 17' Breakfasting Kitchen
- Gas CH & SUDG
- Convenient for Metro

This 2 bedroomed first floor 'Tyneside' flat occupies an excellent location within this sought after residential area. With gas fired central heating and sealed unit double glazing, this property has been well maintained, but has scope for updating, making it ideal for buyers looking to create a property to their own taste and requirements. The Entrance Hall has stairs to the First Floor Landing, with cloaks/storage cupboard. The Lounge has a feature stone wall to wall fireplace with polished wood tv and display plinths, picture rail and cupboard housing the boiler. The spacious Breakfasting Kitchen has a range of wall and base units, sink unit, fully tiled walls and door to the rear. Bedroom 1 is to the rear, whilst Bedroom 2 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with fully tiled surrounds.

Externally, there is a small Front Garden with raised bed and path to the front door. There is also a Rear Yard with shed and gate to the rear lane.

This property will be of interest to first time buyers, couples and investors. Sixth Avenue is conveniently situated close to both Chillingham Road and Heaton Road, with a wide range of shops, pubs, cafes and restaurants as well as the park. There are good road and transport links, including Chillingham Road Metro Station, for ease of travel into Newcastle city centre and throughout Tyneside.

Entrance Hall

First Floor Landing

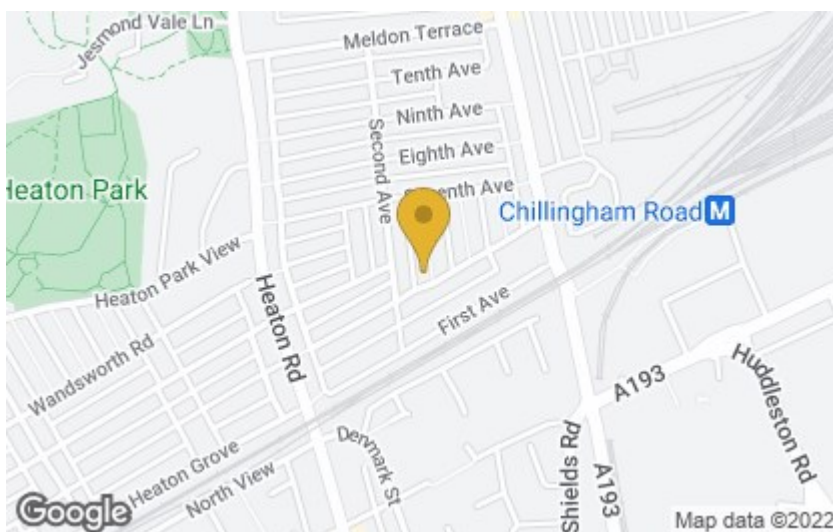
Lounge 14'2 x 12'0 (max) (4.32m x 3.66m (max))

Breakfasting Kitchen 17'9 x 7'8 (max) (5.41m x 2.34m (max))

Bedroom 1 13'4 x 8'8 (4.06m x 2.64m)

Bedroom 2 9'0 x 8'0 (2.74m x 2.44m)

Bathroom/WC 8'0 x 5'0 (2.44m x 1.52m)



Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.