



2



1



1

- 2 Bed First (Top) Floor Flat
- Fitted Kitchen
- Allocated Parking
- Convenient for High Street & Metro

- Well Presented & Appointed
- Bathroom/WC with Shower
- Communal Garden & Bike Shed

- Lounge with Open Aspect
- SUDG & Electric Heating
- Sought After Location

A well presented and appointed 2 bedroomed first (top) floor flat, pleasantly situated and well placed for Gosforth High Street and South Gosforth Metro Station. Ideal for a professional person/couple and with sealed unit double glazing and electric heating, the Entrance Hall has stairs leading up to the landing/Reception Hall, with storage cupboard and cupboard housing the hot water system. The spacious Lounge enjoys an open aspect, whilst the Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with extractor over, integral fridge, freezer, dishwasher and auto washer/drier with matching doors Bedroom 1 has a range of fitted wardrobes and an open aspect to the rear. Bedroom 2 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over, panelled bath with electric shower over, fully tiled surrounds and a towel warmer. There is also a communal Bike Store.

Externally, there is a communal garden area and an Allocated Parking Space.

Church Road Mews is conveniently located just off Church Road, making it ideal for the amenities of the High Street and the Metro. There are other good transport and road links into the city, to the coast and other surrounding areas.

Entrance Hall

Reception Hall

Lounge 17'4 x 10'8 (5.28m x 3.25m)

Kitchen 9'9 x 9'0 (2.97m x 2.74m)

Bedroom 1 10'10 x 10'6 (max) (3.30m x 3.20m (max))

Bedroom 2 9'9 x 8'10 (2.97m x 2.69m)

Bathroom/WC 7'4 x 7'3 (2.24m x 2.21m)



Energy Performance: Current C Potential C
Council Tax Band: C
Distance from Gosforth High School: 0.3 miles
Distance from South Gosforth Metro: 0.2 miles
Distance from Newcastle International Airport: 5.5 miles
Distance from Newcastle Central Railway Station: 3.9 miles
Newcastle City Council: 0191 2787878

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.