



- 2 Bed Ground Floor Tyneside Flat
- Fitted Kitchen; Utility
- Rear Yard
- Ideal First Purchase/Investment

- End of Terrace
- Bathroom/WC with Shower
- Scope for Some Cosmetic Updating

- Lounge
- Gas CH & SUDG
- Close to Iris Brickfield Park

A 2 bedroomed end of terrace ground floor Tyneside flat, pleasantly situated close to Iris Brickfield Park, within this sought after residential area. With gas fired central heating and sealed unit double glazing, this property offers scope for some general cosmetic updating, with an opportunity to create a superb property to the purchaser's own taste and requirements. The Reception Hall, with storage cupboard, leads to the Lounge, which in turn leads to the Kitchen, fitted with wall and base units, sink unit, plumbing for a washer and door to the rear, and a Utility with a central heating boiler and plumbing for a washer. Bedroom 1 has an attractive tiled fireplace within a painted surround and bay to the front. Bedroom 2 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with electric shower over, folding shower screen, mirror fronted cabinet and chrome towel warmer. There is also a Garage with up and over door.

Externally, there is a small Front Garden area and a Rear Yard/Patio with store.

This property is conveniently situated for local amenities including schools and the facilities of Chillingham Road, with a wide range of shops, pubs and restaurants. There are good road and public transport links into the city and other surrounding areas, as well as the A1058 Coast Road.

Reception Hall 16'10 x 4'4 (+recess) (5.13m x 1.32m (+recess))

Lounge 14'2 x 14'2 (4.32m x 4.32m)

Kitchen 11'11 x 9'10 (3.63m x 3.00m)

Utility Room 5'9 x 2'10 (1.75m x 0.86m)

Bedroom 1 14'10 x 15'6 (into bay) (4.52m x 4.72m (into bay))

Bedroom 2 10'4 x 8'6 (3.15m x 2.59m)

Bathroom/WC 6'6 x 5'6 (1.98m x 1.68m)

Garage 18'3 x 9'8 (5.56m x 2.95m)

**2023
WINNER**

**ESTAS
★★★★★**

Verified reviews from homemovers



Energy Performance: Current C Potential C

Council Tax Band:

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.