

- 2 Bed Semi Detached Upper Flat
- High Gloss Kitchen
- Lawned Garden
- Ideal Investment/First Purchase

- Well Presented & Appointed
- Bathroom/WC with Shower
- Gas CH & SUDG

- Lounge with Fireplace
- Double Driveway
- Sought after Location

A well presented 2 bedroomed semi detached upper flat, pleasantly situated within this sought after area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the First Floor Landing. The focal point of the Lounge is a pebble style electric fire within a contemporary surround. A cupboard houses the combi boiler. The 'L' shaped dual aspect Kitchen is well fitted with high gloss wall and base units with inset circular sink unit to solid wood work surfaces, split level oven, 4 ring ceramic hob with extractor over, wine cooler, integral fridge and freezer with matching doors and utility cupboard with plumbing for a washer. Bedroom 1 has a bay to the front, with Bedroom 2 also to the front. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over.

Externally, there is a double width driveway to the front. There is also a pleasant Rear Garden, lawned, with patio area.

Marondale Avenue is conveniently located for local amenities, with good road and transport links, including the Metro system, for easy access into the city and throughout Tyneside

Entrance Hall 7'0 x 3'5 (2.13m x 1.04m)

First Floor Landing

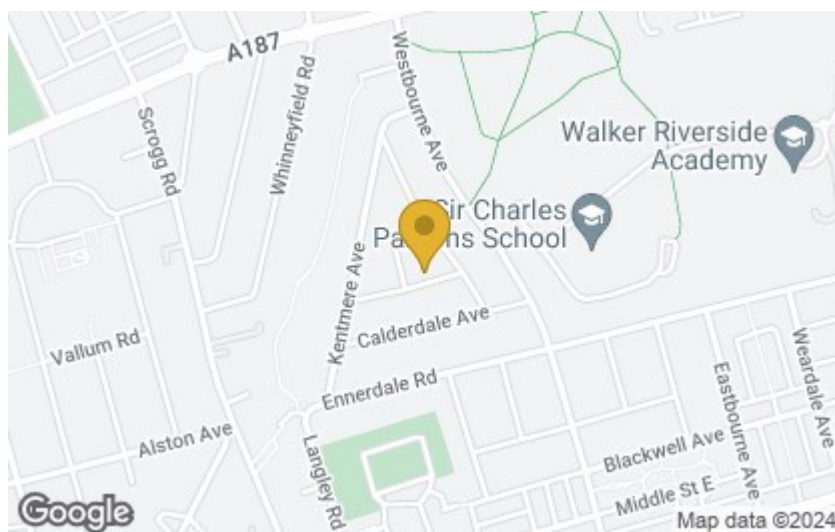
Lounge 13'8 x 12'10 (into recess) (4.17m x 3.91m (into recess))

Kitchen 10'9 x 10'0 (max) (3.28m x 3.05m (max))

Bedroom 1 12'7 x 12'2 (into bay) (3.84m x 3.71m (into bay))

Bedroom 2 11'4 x 10'3 (3.45m x 3.12m)

Bathroom/WC 6'1 x 5'1 (1.85m x 1.55m)



Energy Performance: Current E 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.