



- 2 Bed First Floor Semi Detached Flat
- Refurbished Bathroom/WC
- Convenient Location
- Re-decorated Throughout

- 20' Lounge/Kitchen
- Lovely Rear Garden
- Ideal for a Couple

- Utility Room
- Fabulous Views
- Viewing Recommended

A well presented 2 bedroomed, semi detached, first floor flat, pleasantly situated off Walker Road, with fabulous views towards the River Tyne. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to stairs up to the First Floor Landing, with access via a retractable ladder, to the boarded loft, with a Velux roof light. The 20' Lounge/Kitchen is 'L' shaped with the focal point of the lounge area being a coal effect real flame gas fire within a painted surround with marble hearth. The kitchen area is fitted with a range of wall and base units with sink unit, breakfast bar, split level oven with 4 ring gas hob and extractor over. The Utility Room has a sink unit, plumbing for a washer, combi boiler and storage cupboard. Stairs leads from the Rear Lobby to the rear garden. Bedrooms 1 and 2 both enjoy stunning views towards the Tyne and beyond, to the front. The refurbished Bathroom/WC has a wc with concealed cistern, wash basin with storage under, panelled bath with mains shower over and screen, fully tiled walls and floor and chrome towel warmer.

Externally, there is a private lawned garden to the rear, with a range of shrubs.

Ideal for a single person or couple, this property is available unfurnished. The Oval is conveniently located for local amenities, parks, riverside walks and excellent road and public transport links into the city.

#### Entrance Hall

#### First Floor Landing

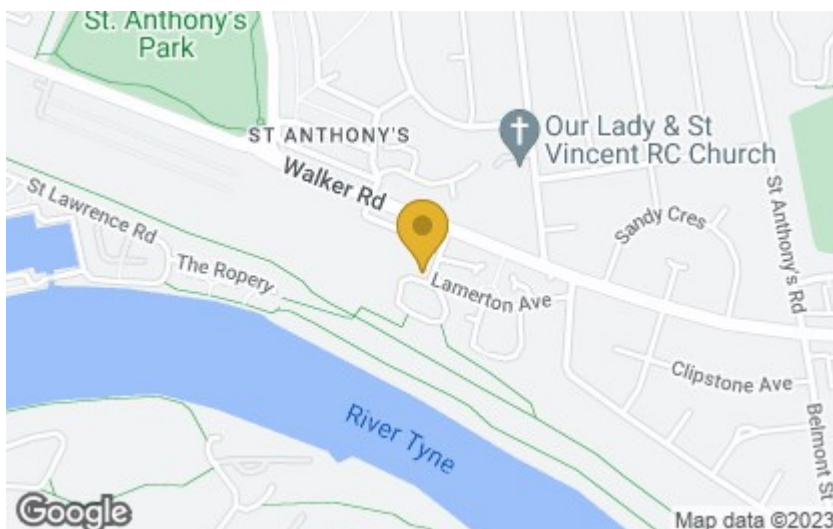
Lounge/Kitchen 13'2 x 20'3 (max) (4.01m x 6.17m (max))

Utility Room 7'10 x 6'0 (2.39m x 1.83m)

Bedroom 1 13'2 x 11'10 (4.01m x 3.61m)

Bedroom 2 8'11 x 7'10 (2.72m x 2.39m)

Bathroom/WC 8'3 x 5'0 (2.51m x 1.52m)



Energy Performance: Current D 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.