



- 2 Bed First Floor Flat
- Refitted Kitchen
- Gardens
- Ideal First Purchase/Investment

- Well Appointed & Presented
- Bathroom/WC with Shower
- New Floor Coverings & Decor

- Lounge with Ornate Fireplace
- Useful 2nd Floor Room
- Sought After Location

A well presented and much improved 2 bedroomed semi detached first floor flat, pleasantly situated, backing onto the dene, within this sought after residential area. Redecorated and with new floor coverings throughout, the Entrance Hall has stairs to the First Floor Landing. The Lounge has an ornate Louis style fireplace, picture panels, wall lights, storage cupboard and bay to the front. The Kitchen has been refitted, with wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over and combi boiler. Bedroom 1 has a dado to the front. Bedroom 2 is to the rear, also with a dado rail. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with mains shower over and panelled surrounds. Stairs lead from the landing to a very useful and spacious room, with lovely aspect over the dene. Externally, there is a West facing Rear Garden.

Kentmere Avenue is well placed for local amenities as well as good road and public transport links, including the Metro system for ease of access into the city and throughout Tyneside.

Reception Hall

First Floor Landing

Lounge 11'2 x 17'6 (into bay) (3.40m x 5.33m (into bay))

Kitchen 8'8 x 8'0 (2.64m x 2.44m)

Bedroom 1 10'0 x 8'2 (3.05m x 2.49m)

Bedroom 2 9'0 x 7'0 (2.74m x 2.13m)

Bathroom/WC 6'2 x 5'6 (1.88m x 1.68m)

2nd Floor Room 16'0 x 9'6 (4.88m x 2.90m)



Energy Performance: Current C 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.