



- 2 Bed Upper Semi Detached Tyneside Flat
- 'L' Shaped Kitchen
- Gas CH & SUDG
- Current Rent £450pcm

- Excellent Investment
- Bathroom/WC with Shower
- Pleasant Residential Area

- Lounge with Fireplace
- Lawned Garden
- Well Placed for Metro



ATTENTION INVESTORS! A 2 bedroomed upper semi detached Tyneside flat, currently let on an Assured Shorthold Tenancy. With gas fired central heating and sealed unit double glazing, there is an Entrance Hall with stairs to the First Floor Landing. The Lounge has a coal effect real flame gas fire set within an ornate surround. The 'L' shaped Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and plumbing for a washer. Bedroom 1 has a bay window to the front. Bedroom 2 is also to the front. The Bathroom/WC has a white suite with low level wc, pedestal wash basin, panelled bath with electric shower over, screen and tiled surrounds. Externally, the Rear Garden is lawned with a fence surround. There is a driveway to the front for off street parking.

Kentmere Avenue is within the sought after residential area of Walkerdene, well placed for amenities. There is good access to Walkergate Metro Station and good road and alternative transport links into the city, to the coast and other surrounding areas.

#### Entrance Hall

#### First Floor Landing

Lounge 13'7 x 12'10 (4.14m x 3.91m)

Kitchen 10'8 x 10'2 (max) (3.25m x 3.10m (max))

Bedroom 1 12'9 x 12'4 (into bay) (3.89m x 3.76m (into bay))

Bedroom 2 10'2 x 11'1 (max into wardrobes) (3.10m x 3.38m (max into wardrobes))

Bathroom/WC 5'10 x 4'10 (1.78m x 1.47m)



Energy Performance: Current Potential

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.