





- Well Presented
- Popular Location
- Close to Amenities
- Two Double Bedrooms
- Modern Family Kitchen
- Utility / Storage
- Rear Yard
- Ideal Family Home
- Viewings are a Must
- Over Three Floors





**** Video Tour on Our YouTube Channel
<https://youtu.be/uZP5m1PSDbM> ****

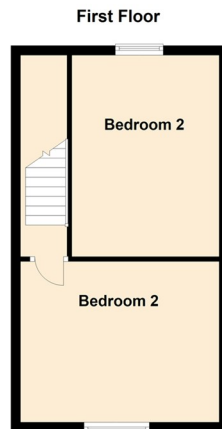
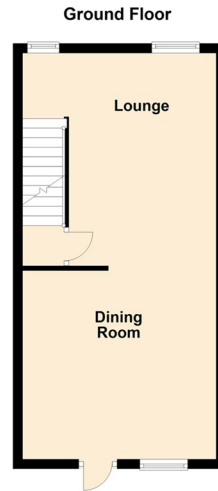
We welcome to the market this well presented two bedroom home in a popular location close to local amenities and great transport links to Newcastle City Centre, Gateshead, Team Valley and A1 Western bypass.

Spread over three floors, the property briefly comprises to the ground floor:- dining room open plan to lounge. To the first floor there are two double bedrooms and to the lower level there is a modern kitchen diner and utility/storage area. The property benefits from gas central heating and double glazing. Externally there is a yard to the rear. Early viewings come highly recommended.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





Lounge 13'0" x 11'10" (3.95 x 3.61)

Dining Room 13'6" x 9'3" (4.12 x 2.81)

Kitchen 13'7" x 12'5" (4.14 x 3.79)

Utility Room 12'6" x 10'1" (3.81 x 3.08)

Bedroom One 13'0" x 10'11" (3.95 x 3.34)

Bedroom Two 13'10" x 10'2" (4.22 x 3.10)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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