





- First Floor Flat
- Priced To Sell
- Gas Central Heating
- Close To Amenities
- Leasehold
- Two Double Bedrooms
- Beautifully Presented
- Double Glazing
- Excellent Transport links
- Viewing A Must





This beautifully presented, first floor flat is ideally located in a popular residential area of Westerhope and is priced to sell. A fantastic opportunity for first-time buyers, couples or investors.

The location benefits from excellent local amenities including shops, supermarkets, and green spaces all within easy reach. The area is also well served by public transport links and road networks, including easy access to the A1 and A69.

The accommodation is made up of an entrance and stairs to the first floor landing, a spacious lounge dining room, a modern kitchen with a range of fitted units, integrated oven and hob and feature plinth lights, two good-sized bedrooms and a contemporary bathroom WC with a shower over the bath and under sink storage. Further benefits include gas central heating and double glazing.

An excellent opportunity to purchase a home in a convenient and well-connected location. Early viewing is essential. For more information and to book a viewing, please call our team on 0191 236 2070.

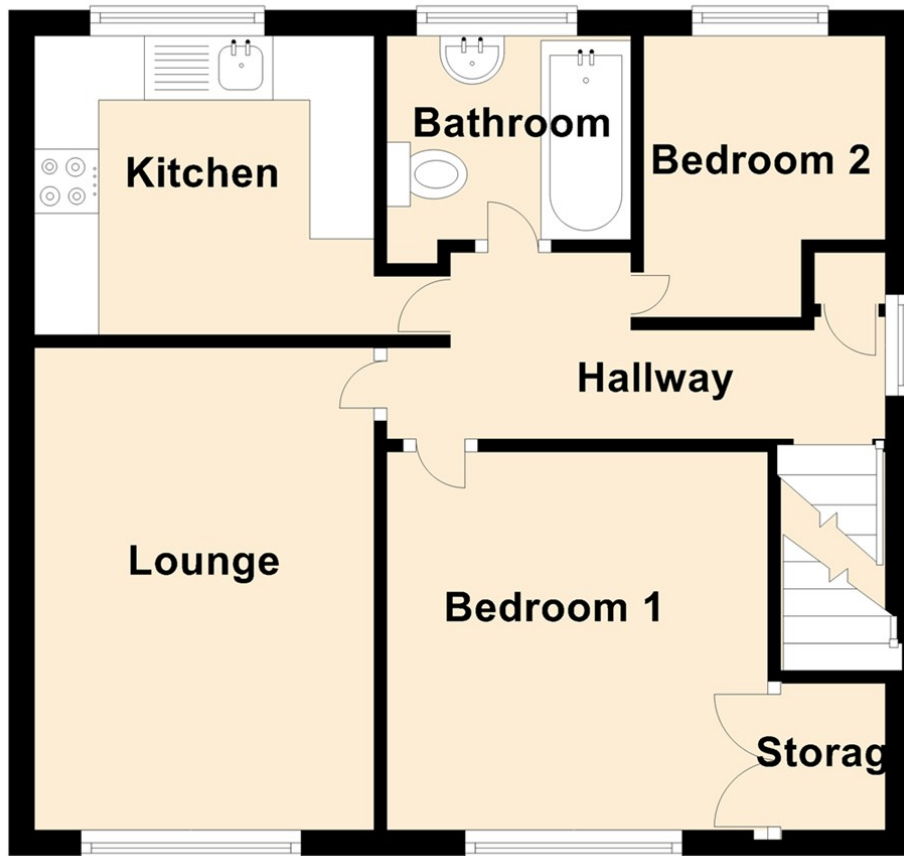


Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: A

First Floor



Lounge 12'1" x 16'7" (3.70 x 5.08)

Kitchen 9'9" x 8'11" (2.98 x 2.72)

Bedroom One 10'7" x 12'5" (3.25 x 3.79)

Bedroom Two 9'0" x 8'6" (2.76 x 2.60)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

The difference between house and home

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