







- First Floor Flat
- Two Bedrooms
- Leasehold Property
- UPVC Double Glazing
- Great Starter Home
- No Onward Chain
- Garden To The Rear
- Gas Central Heating
- Handy For The Hospital
- Council Tax Band \*A\*







**\*\* Video Tours on our YouTube Channel | <https://youtu.be/aowF-DZbD50> \*\***

A well presented first floor flat which should appeal to the first time buyer looking to access the property ladder in an area which is very central.

Internally the flat briefly comprises:- entrance lobby with storage, landing, lounge, a well appointed kitchen with fitted wall and floor units along with integrated hob and oven. There are two double bedrooms and a bathroom WC. The flat also comes with a garden to the front and a garden to the rear.

The location of the property is very much in demand and is essentially owner occupied giving a true residential living experience. Very well located for access to local amenities such as shops, schools and public travel links. You are within easy striking distance of the A1058 Coast Road and of course our award-winning blue flag beaches. You are within easy walking distance of Rake Lane Hospital and local superstores.

Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 257 2000 for more information.

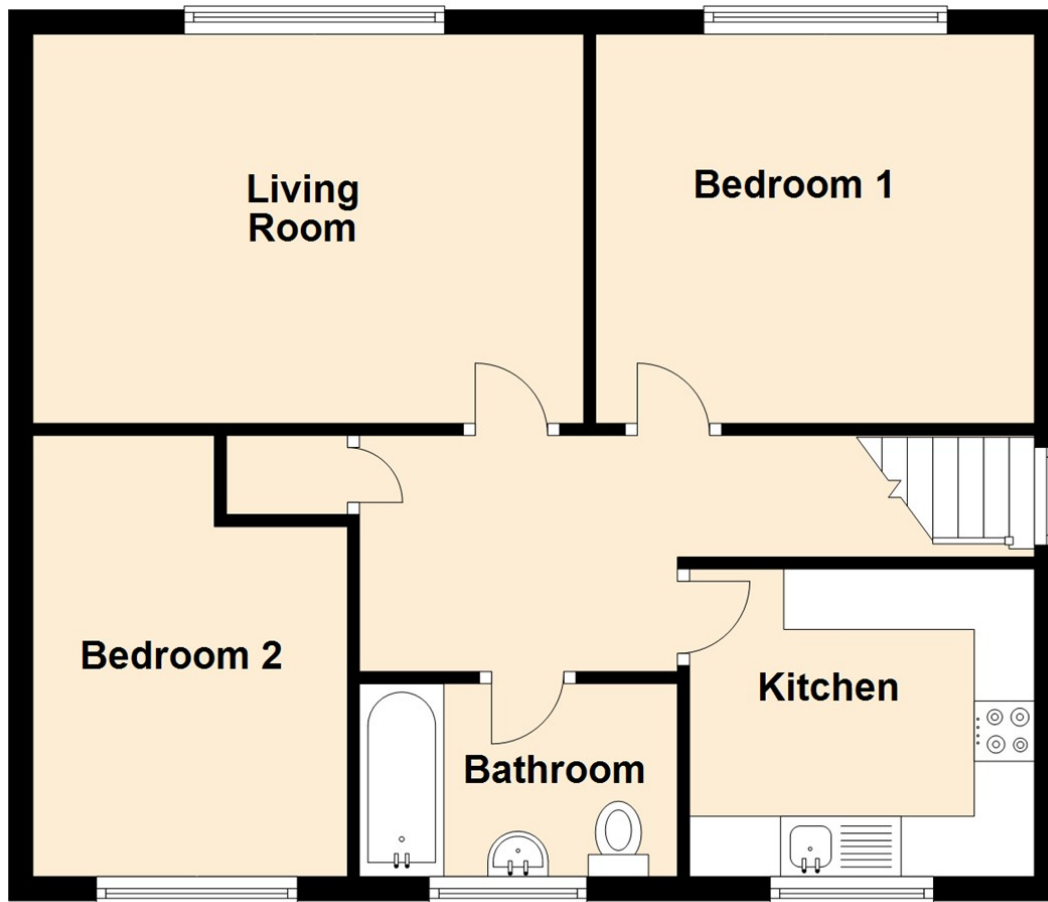
#### Tenure

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

Council Tax band \*A\*



## First Floor



## The difference between house and home

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Living Room 10'7" x 14'11" (3.23 x 4.57)

Kitchen 8'4" x 9'4" (2.55 x 2.86)

Bedroom One 10'7" x 11'11" (3.23 x 3.64)

Bedroom Two 12'0" x 8'6" (3.66 x 2.61)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(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		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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