

Accommodation

Ground Floor

Entrance Lobby

Composite entrance door, wood effect laminate flooring, built in double cupboard, staircase to first floor.

First Floor Landing

With loft access and central heating radiator.

Living Room (front) 13' 0" x 12' 0" (3.96m x 3.65m)

Plus double glazed bay window, wood effect laminate flooring, picture rail, coving to ceiling, central heating radiator, decorative recessed fireplace, TV point.

Kitchen (rear) 11' 2" x 7' 2" (3.40m x 2.18m)

Comprehensively fitted with wall, floor, drawer and glazed display units, wood effect worktops, integrated appliances including a gas hob with extractor over, microwave, electric oven, fridge freezer, washing machine and dishwasher. spotlights to the ceiling, under unit lighting, ceramic tiling above worktops, wood effect laminate flooring, cupboard housing gas central heating boiler, upvc double glazed window, door to the rear staircase leading to the garden.

Bedroom 1 (rear) 12' 9" x 12' 0" (3.88m x 3.65m)

Plus upvc double glazed bay window, central heating radiator, picture rail.

Bedroom 2 (front) 11' 4" x 9' 1" (3.45m x 2.77m)

Central heating radiator, upvc double glazed window, picture rail.

Bathroom/WC

Fitted with a three piece white suite comprising a panelled bath with rain fall shower over and glazed screen, pedestal wash hand basin, low level wc, chrome heated towel rail and ceramic tiling to walls, tiled floor, spotlights to ceiling, upvc double glazed window and built in cupboard.

Externally

Paved access to side and entrance door, gate opening onto the south facing rear garden with storage shed. Please note the ground floor flat has a right of access only from the garden to the side of the property.

Tenure

Leasehold

Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Excellent First Floor Flat

Two Good Sized Bedrooms

Well Fitted Kitchen

Splendid Bathroom/WC

Living Room With Bay Window

South Facing Rear Garden



Internal inspection is strongly recommended of this impressive first floor semi detached flat centrally located in Gosforth within easy access of an extensive range of local amenities together with public transport and road links to Newcastle and nearby centres. The accommodation briefly comprises; an entrance lobby with stairs to the first-floor landing, a spacious living room with bay window, a fitted kitchen with built in appliances, splendid bathroom/wc and two good sized bedrooms. There is gas fired central heating via radiators, upvc double glazing and externally the property enjoys a rear garden with southerly aspect. The property offers a good standard of decoration and fitting throughout and should appeal to a wide range of prospective buyers.

