





- Two Bedrooms
- Great Location
- Shared Rear Yard
- Double Glazed
- Council Tax band \*A\*
- Gas Central Heating
- No Upper Chain
- Generous Front Garden
- Converted Wet Room
- Viewing Recommended





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/UhUeLADbByg> \*\***

This property is positioned in a sought-after location and offers a fantastic opportunity for a number of buyers, whether you are a first-time buyer, downsizer or even an investor. Offered for sale with the benefit of no upper chain.

Internally this ground floor flat briefly comprises: - two bedrooms, living room with storage, a converted bathroom into a wet room for easy access and finally a kitchen which includes an integrated gas cooker and a combi boiler. The property further benefits from gas central heating, double glazing, and storage in the hallway. Externally there is access to a shared yard to the rear.

The location of the property is very much in demand. Perfectly 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. The Metro Service is also available and is some 15 minutes' walk away providing quick access to Newcastle City Centre and surrounding areas.

We anticipate a high level of interest in this property. For more information and to arrange a viewing please call our Coastal team on 0191 257 2000.

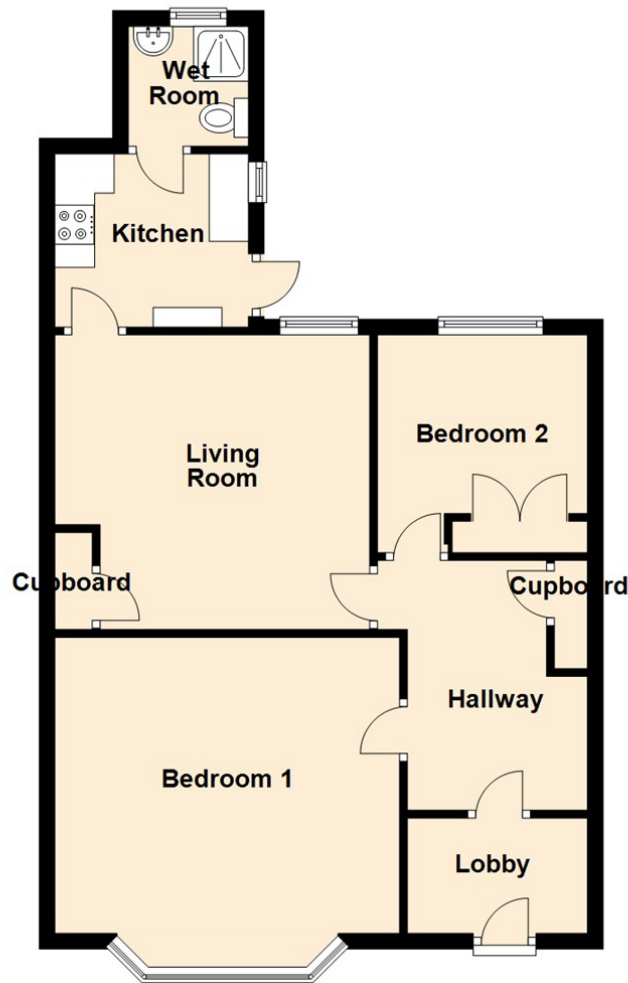
#### Tenure

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

Council Tax band \*A\*.



## Ground Floor




Living Room 12'4" x 13'2" (3.76 x 4.02)

Kitchen 7'3"x 8'1" (2.21mx 2.47)

Bedroom One 12'4" x 14'5" (3.78 x 4.40)

Bedroom Two 9'1" x 8'9" (2.78 x 2.68)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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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