



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR APARTMENT
- UNFURNISHED & AVAILABLE FROM MID JUNE
- MODERN LOUNGE
- OPEN PLAN KITCHEN
- MODERN BATHROOM/WC
- ATTACHED GARDEN
- WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE

LANDING

LOUNGE  
10'6" x 9'11"

KITCHEN  
10'0" x 6'1"

BEDROOM ONE  
9'7" x 8'7"

BEDROOM TWO  
9'7 x 5'9"

BATHROOM/WC  
5'6" x 5'3"

GARAGE  
16'4" x 8'1"

REAR GARDEN

## 74 HASTINGS DRIVE, EARSDON VIEW NE27 0FL

\* PLEASE NOTE THIS PROPERTY BENEFITS FROM A GARAGE AND GARDEN \*

This lovely, modern, well presented apartment is situated on the first floor and is perfectly located against a residential setting. It enjoys a variety of modern features, is unfurnished, available from mid-June and is ideal for a young couple or first time buyer.

This two bedroom apartment consists of entrance hallway with stairs up to the landing with storage cupboard and doors to the modern lounge which is open to a contemporary kitchen benefitting from units, worktops and integrated appliances including single oven, gas hob, chimney hood and fridge freezer. There are two bedrooms and a bathroom with panelled bath, shower over, pedestal wash basin and WC. Externally the property has an attached garage below, driveway parking and West facing private rear garden.

The superb layout and unique feel of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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EMBLEYS  
ESTATE  
AGENTS

#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) 4 B <sub>R</sub>		78
(69-80) C		
(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



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) V B <sub>M</sub>		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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