

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Swinley Gardens, Newcastle Upon Tyne NE15 7HX

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Offers Over £49,950

SIGNATURE ARE PLEASED TO WELCOME TO THE SALES MARKET THIS CONVENIENTLY LOCATED 2/3 BEDROOM UPPER FLAT.

PRICED TO SELL - This spacious flat has a typical Tyneside layout and comprises three bedrooms, one which the current owners use as a reception room, a well appointed kitchen and bathroom. This flat is an ideal investment for many types of buyer. Externally there is a garden to the front of the property and on street parking.

The flat is very well presented throughout, extremely well located and very popular residential area given is proximity to Newcastle City Centre. The transport links are excellent, with the A1 minutes away and within walking distance there are many convenience stores / bars and restaurants.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
18'1" x 9'6" (inc. bay window)

Dining Room
12'9" x 11'5"

Kitchen
7'8" x 6'9"

Bedroom 1
13'2" x 7'6"

Bedroom 2
11'2" x 7'8"

Bathroom
6'6" x 5'10"

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





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