



Stylish Upper Floor Flat with Period Features & Enclosed Rear Yard! Well presented throughout and currently being used as two bedrooms and two reception rooms, this upper 'Tyneside' flat is ideally located on Sandringham Road, South Gosforth. Sandringham Road, a stones throw from The Brandling Villa and Sainsbury's Local, is perfectly placed close to South Gosforth Metro Station, the local shops and amenities of Station Road as well as Gosforth High Street, which is also only a short walk way.

Boasting almost 800 Sq ft, the internal accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; lounge (bedroom one) with walk in bay and feature period fireplace; dining room with fitted alcove storage cupboards; kitchen with fitted units, part Metro tiling sand spot lighting; bathroom complete with three piece suite and spot lighting; two bedrooms, both with fitted wardrobe storage; rear staircase leading from the kitchen. Externally, a delightful and enclosed yard with raised decking, pergola, wall boundaries and gated access to the rear service lane. Fully double glazed and with gas central heating, early viewings essential!

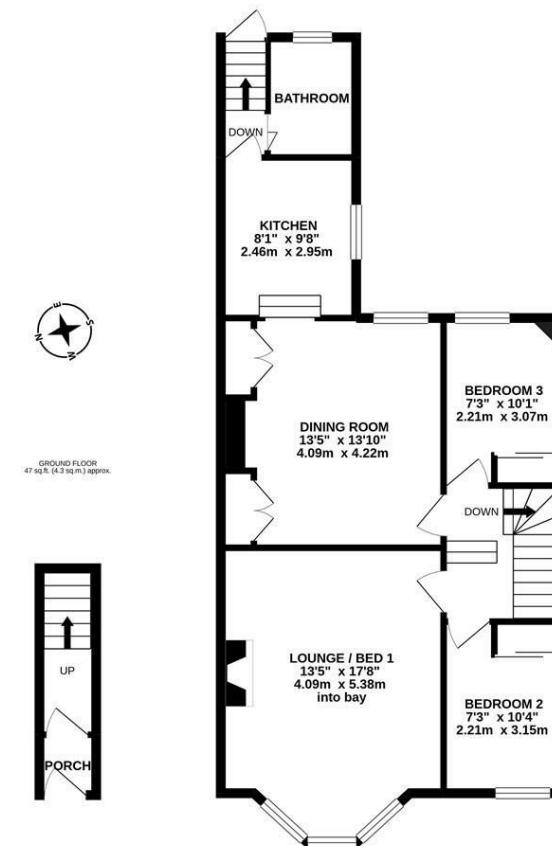
Upper Floor 'Tyneside' Flat | 783 Sq ft (72.7m²) | Two/Three Bedrooms | One/Two Reception Rooms | Kitchen | Bathroom | Enclosed Rear Yard | GCH & DG | Period Features | Great Location | Leasehold - Tyneside Lease with Peppercorn Rent- 957 Years Remaining | Council Tax Band A | EPC: D

Offers Over £195,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



EST FLOOR
736 sq ft. (68.4 sq m) approx.



TOTAL FLOOR AREA: 783 sq ft. (72.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, walls, windows and any other features or dimensions given are not guaranteed and no responsibility is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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