



With no onward chain! This well presented, two bedroom upper flat is ideally located on Helmsley Road, in the ever-popular suburb of Sandyford. Situated within close proximity to Newcastle City Centre the nightlife and shopping facilities of Jesmond, Sandyford also gives great access to Jesmond Dene.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor landing; lounge with walk in bay and fitted alcove storage; kitchen with a range of fitted units, work surfaces and rear door access. shower room with three piece suite and storage cupboard; two bedrooms, bedroom one with fitted storage. Externally, a generous north-west facing rear yard with wall and fenced boundaries. Offered to the market with no onward chain, early viewings are advised.

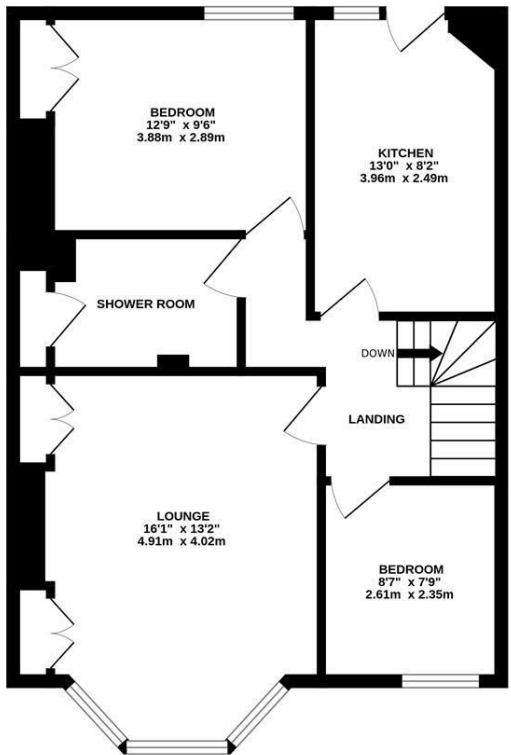
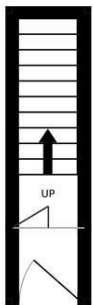
Two Bedroom Upper Flat | 634 Sq ft (58.9m2) | Lounge | Kitchen | Shower Room | Generous Private Rear Yard | No Onward Chain | Leasehold - 102 Years Remaining | Service Charge £190.42 for 2023 | Ground Rent £10 Per Annum | Council Tax Band A | EPC: D

EPC - D



GROUND FLOOR  
38 sq.ft. (3.5 sq.m.) approx.

FIRST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken 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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**Offers Over £170,000**

**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.

