



GREAT LOCATION – STYLISH PRESENTATION – EXTENDED KITCHEN/DINER - NO ONWARD CHAIN! Ideally located within close proximity to the amenities of Ashburton Road and the shops, bars and restaurants of Gosforth High Street.

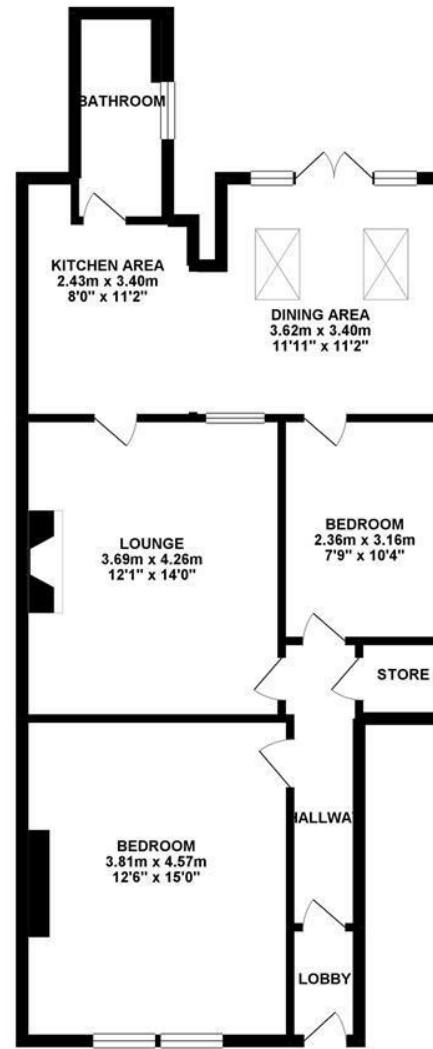
A stylish, two-bedroom, ground floor Tyneside flat with period features and a private south-facing courtyard. The accommodation briefly comprises entrance lobby; entrance hall; lounge with feature fireplace; re-fitted and extended open plan kitchen/diner with high gloss units, quartz work surfaces, integrated appliances, glazed roof lights and French doors to the courtyard; a fully tiled, contemporary shower room and two bedrooms. Externally, the courtyard with south-easterly orientation boasts a private aspect, a decked patio and a mixture of both wall and fenced boundaries. With tall ceilings, gas central heating and double-glazed windows an internal viewing is highly recommended!

Lower Tyneside Flat | 743 Sq. ft (69.1m<sup>2</sup>) | Extended Kitchen/Diner | Great Location | Two Bedrooms | Lounge | Refitted Bathroom | South Backing Courtyard | Stylish Presentation | Leasehold - Tyneside Lease - 959 Years Remaining | Council Tax band A | EPC Rating: D

**Offers Over £200,000**

**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.

GROUND FLOOR 70.61 sq. m.  
( 760.04 sq. ft. )



TOTAL FLOOR AREA: 70.61 sq. m. ( 760.04 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for identification purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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