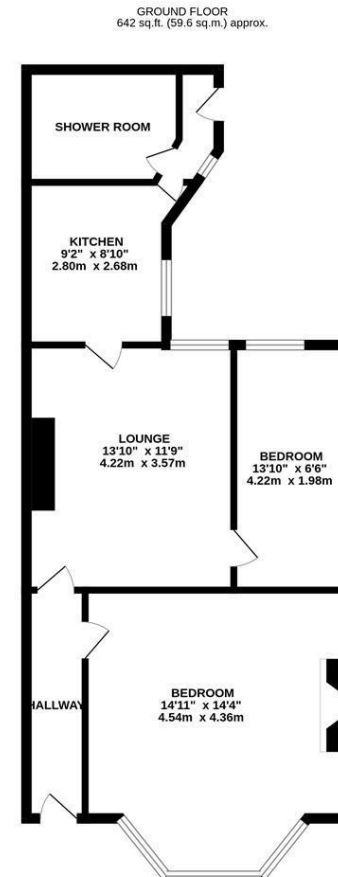


This two bedroom lower 'Tyneside' flat is ideally located on Greystoke Avenue, in the ever-popular suburb of Sandyford. Greystoke Avenue, within close proximity to Jesmond Dene, is also situated well for easy access into Newcastle City Centre and also the nightlife and shopping facilities of Jesmond.

The accommodation briefly comprises: entrance hall; lounge with stripped wood flooring; kitchen with fitted units and work surfaces; rear hallway providing access to the rear yard; shower room complete with three piece suite; two bedrooms, bedroom one measuring almost 15ft with walk in bay. Externally, a front town garden with dwarf wall and mature hedge and to the rear, an enclosed yard with wall boundaries and gated access to the service lane.

Ground Floor 'Tyneside' Flat | 642 Sq ft (59.6m<sup>2</sup>) | Two Bedrooms | Lounge | Kitchen | Shower Room | Front Town Garden & Enclosed Rear Yard | GCH | Leasehold - 92 Years Remaining | Service Charge £623.40 Per Annum | Council Tax Band A | EPC: D



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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 items 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 £175,000**

**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.

