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Greystoke Avenue, Sandyford NE2 1PN











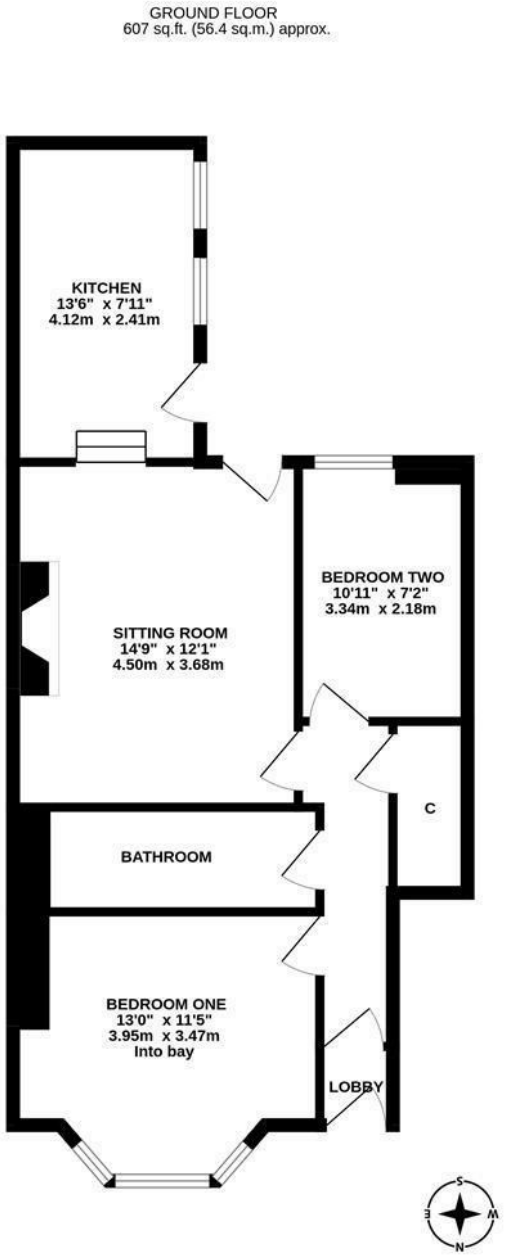




SOUTH FACING REAR YARD This well presented, two bedroom lower 'Tyneside' flat is ideally located on Greystoke Avenue, in the ever-popular suburb of Sandyford. Greystoke Avenue, within close proximity to Jesmond Dene, is also situated well for easy access into Newcastle City Centre and also the nightlife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

The accommodation briefly comprises: entrance lobby through to entrance hall with under-stairs storage cupboard; sitting room with chimney breast including exposed brick inset and rear door access to the yard; kitchen with a range of fitted units, work surfaces, dual windows and side door access to the yard; bathroom complete with three piece suite and spot lighting; two bedrooms, bedroom one measuring 13ft with walk in bay. Externally, a private, south facing yard with artificial grass, wall boundaries and gated access to the rear service lane. Early viewings are advised!

Ground Floor 'Tyneside' Flat | 607 Sq ft (56.4m2) | Two Bedrooms | Sitting Room | Kitchen | Bathroom | South Facing Rear Yard | GCH | Well Presented | Leasehold - Tyneside Lease with Peppercorn Rent - 961 Years Remaining | Council Tax Band A | EPC: C












**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.

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