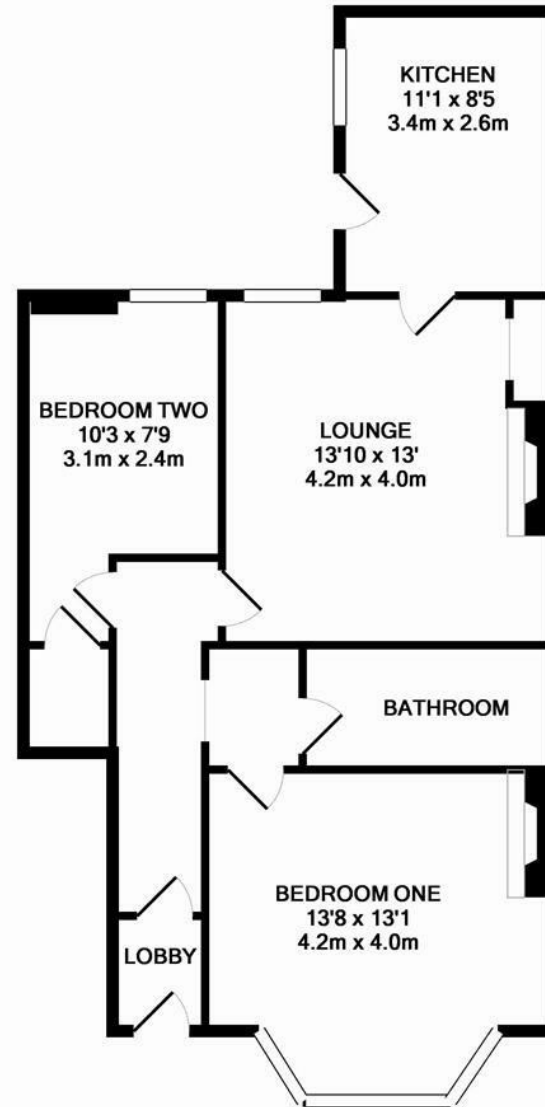




Cash Buyers Only - No Onward Chain! This two bedroom lower 'Tyneside' flat is ideally located on Grantham Road, Sandyford within walking distance to Jesmond Dene and Newcastle city centre!

The property briefly comprises an entrance hall; bedroom one to the front with bay window; bathroom WC, with tiles, radiator and three piece suite; bedroom two; lounge; kitchen with fitted units, work surfaces and side door access to the yard/ Externally, an enclosed rear yard with wall boundaries, the potential to park off-street and gated access to the rear service lane.t

Ground Floor 'Tyneside' Flat | 670 Sq. ft (62.2m<sup>2</sup>)  
| Two Double Bedrooms | Lounge | Kitchen | Bathroom WC | Private Rear Yard with Off Street Parking | No Onward Chain | Walking Distance To City Centre | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC Rating: D



TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £135,000**

**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.

