

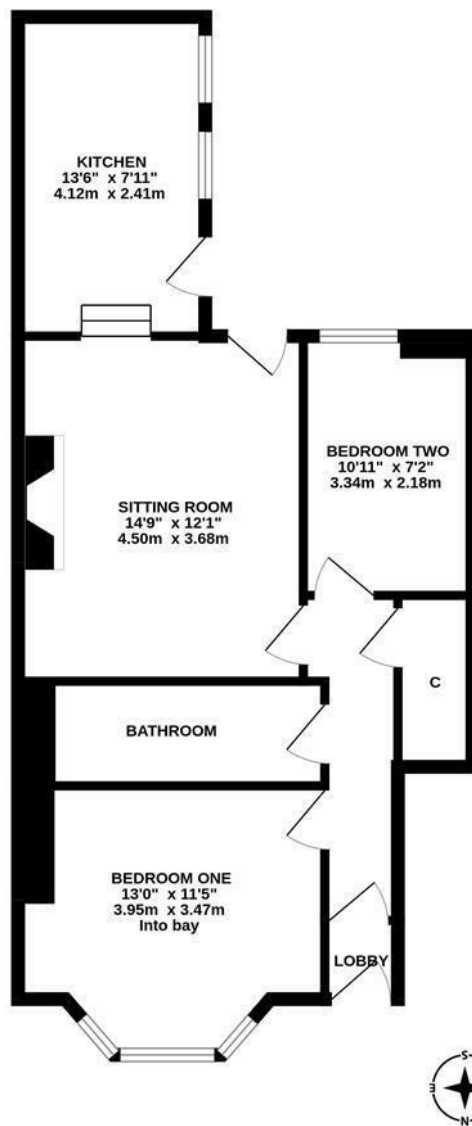


**SOUTH FACING REAR YARD** This well presented, two bedroom lower 'Tyneside' flat is ideally located on Greystoke Avenue, in the ever-popular suburb of Sandyford. Greystoke Avenue, within close proximity to Jesmond Dene, is also situated well for easy access into Newcastle City Centre and also the nightlife & 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 (56.4m<sup>2</sup>) | 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

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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.

