

Within Gosforth's conservation area, a delightful two bedroom ground floor 'Tyneside' flat positioned on Broomfield Road, Gosforth. Broomfield Road, located between Linden Road and North Avenue is within striking distance of the shops and restaurants of Gosforth High Street, Broomfield Road is also perfectly placed close to excellent local schools and transport links into the city and beyond.

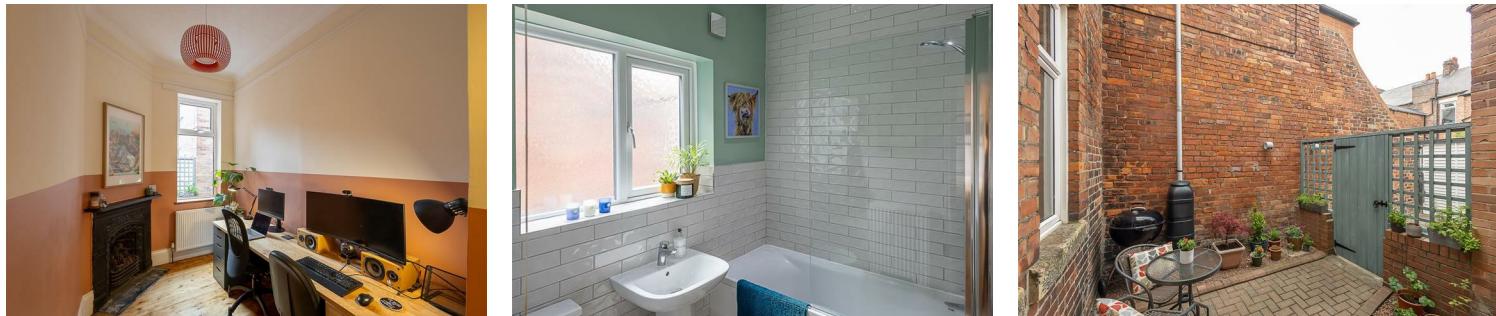
Having undergone full refurbishment by the current owner, the accommodation briefly comprises: entrance porch through to entrance hall; living room with stripped wood flooring; kitchen with fitted units, work surfaces, spot lighting and side door access to the yard space; bathroom with three piece suite and spot lighting; two bedrooms, bedroom one with ceiling rose and bedroom two with feature fireplace and under-stairs storage cupboard. Externally, an enclosed and private yard laid to both paving and gravel with fenced boundaries. Early viewings are deemed essential!

Ground Floor 'Tyneside' Flat | Fully Refurbished | Two Bedrooms | 602 Sq ft (56.0m<sup>2</sup>) | Living Room | Kitchen | Bathroom | Rear Yard | Period Features | GCH | Leasehold - Tyneside Lease with Peppercorn Rent | Council Tax Band A | EPC: C

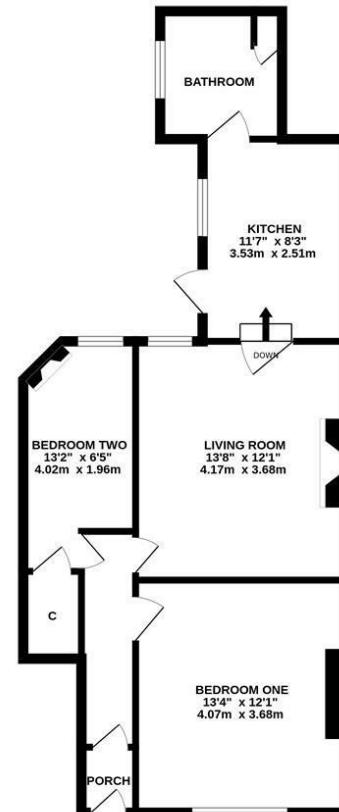
EPC - C

**Offers Over £180,000**

**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  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained in these measurements, descriptions, floor plans and any other items, no representation 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 current or efficiency can be given.  
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