



**FULLY REFURBISHED - THREE BEDROOM UPPER TYNESIDE FLAT.** This three bedroom upper 'Tyneside' flat is ideally located on Ashfield Road, Gosforth. Ashfield Road, tucked just off Salters Road and Ashburton Road, is perfectly situated close to the local amenities of Ashburton Road and Kenton Park Shops. It also has excellent transport links on Kenton Road and Salters Road providing easy access to the City Centre. Gosforth High Street, with its shops, cafes and restaurants is also only a short walk away.

Boasting over 750 Sq ft, the accommodation briefly comprises: entrance hall with staircase to first floor landing; lounge with spot lighting; kitchen with fitted wall and base units and work surfaces; hallway with stairs to the rear yard; bathroom with three piece suite and three bedrooms. Externally the property benefits from a private rear yard with access to the rear service lane. Fully double-glazed and with gas 'combi' central heating, early viewings are highly recommended!

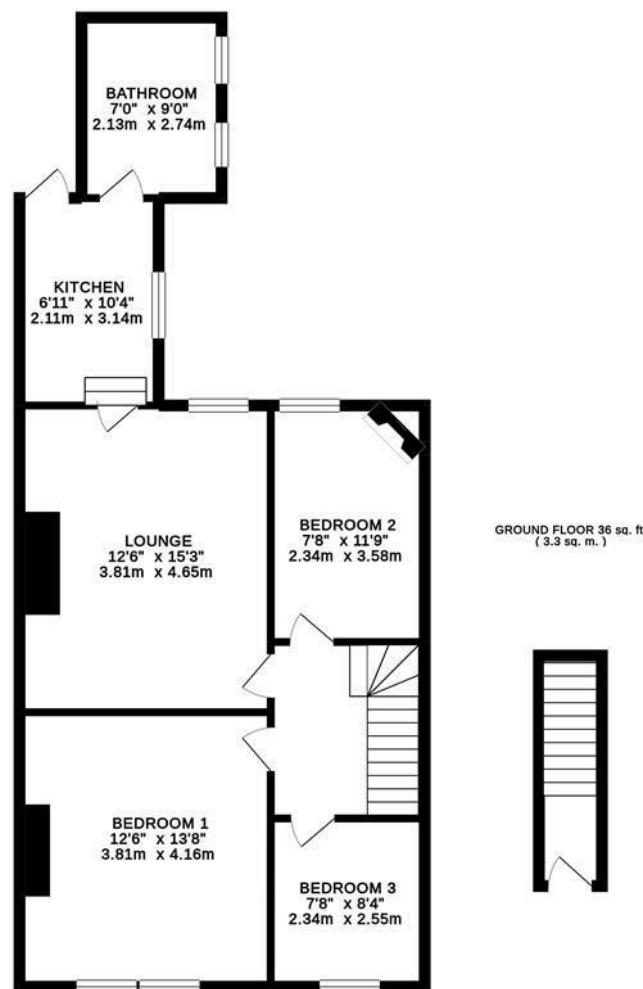
Upper 'Tyneside' Flat | 753 Sq ft (70.0 m<sup>2</sup>) | Three Bedrooms | Kitchen | Bathroom | Great Location | Private Rear Yard | 'Combi' Boiler | GCH & DG | Leasehold - Tyneside Lease with Peppercorn Rent - 994 Years Remaining | Council Tax Band A | EPC Rating: C

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.

1ST FLOOR 717 sq. ft.  
( 66.6 sq. m. )



TOTAL FLOOR AREA : 753 sq. ft. ( 70.0 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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