

For Sale

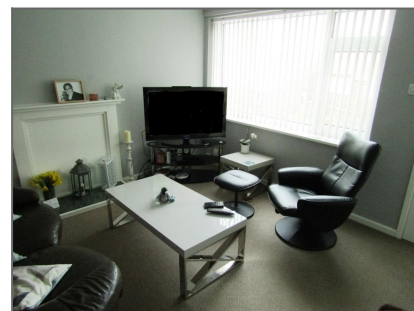
Coalway Lane, Whickham, Whickham, NE16



Offers in Region of £85,000

2 bedroom Ground Flat

- ✓ Freehold Purchased now on Tyneside Lease
- ✓ Extremely Well Presented 2 Bed GF Flat
- ✓ Ideal FTB/Professionals/Investment
- ✓ Generous Open Plan Living Accommodation
- ✓ Two Good-Size Beds with Fitted 'Robes
- ✓ Double Glazed & Gas Central Heating
- ✓ Superb Central Whickham Location
- ✓ Offered for Sale with No Upper Chain



Description

PETER ROSS are delighted to bring to the sale market this well presented two bedroom ground floor flat superbly situated for ease of access to Whickham Village, major road links and regular public transport services. The property will undoubtedly appeal to a variety of purchasers, first time buyers, professionals or investors alike. In ready to move in order the property offers entrance porch, open plan lounge and fitted kitchen, bathroom/w.c. and two bedrooms, both with fitted bedroom furniture. The property also benefits from gas central heating via a combi boiler and Upvc double glazing and has the added advantage of a single garage together with nearby parking facilities. The Freehold for this property has been purchased and is now offered for sale with a TYNESIDE LEASE with an annual peppercorn rent payable and is also sold with NO UPPER CHAIN. Please contact our Whickham Branch on 0191 488 6080 for more information or to arrange your appointment to view.

Ground Floor

Entrance - Upvc panelled entrance door leading to: -

Entrance Porch - With tongue and groove panelling to walls. Glazed panelled entrance door to; -

Lounge - 18' 3" x 12' 6" (5.57m x 3.82m) Maximum measurement. A generous reception room with ample natural light afforded via the large picture window providing outlook to the front elevation. The focal point of this room is the feature fire surround suitable for a free standing electric fire. Large walk in storage cupboard housing both the wall mounted combi boiler serving both the central heating and hot water demands.. Radiator. Open plan access to; -

Kitchen - 6' 11" x 6' 11" (2.12m x 2.12m) This compact area is fully fitted to provide a range of wall, base and drawer units with work surface over incorporating a stainless steel sink unit and mixer tap. Integrated appliances include an electric oven together with four ring gas hob with extractor hood situated over which is vented externally. Plumbed for use with automatic washing machine.

Inner Hall - Useful built in storage cupboard.

Bathroom/w.c. - Fitted with a white suite comprising low level w.c. pedestal wash basin and panelled bath with shower attachment. Radiator.

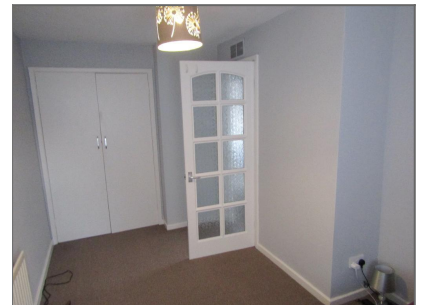
Bedroom One - 13' 10" x 8' 7" (4.24m x 2.62m) A double room with the added advantage of a built in double wardrobe affording ample storage and hanging space. Rear outlook and radiator.



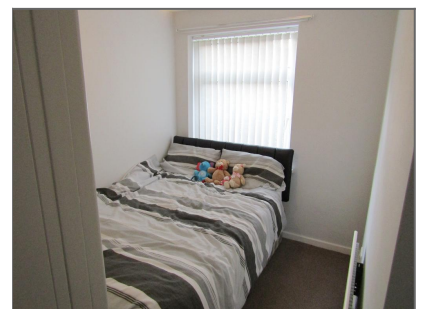
Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two - 9' 9" x 6' 11" (2.99m x 2.12m) This room also provides a built in range of sliding door wardrobes. Radiator and rear outlook.

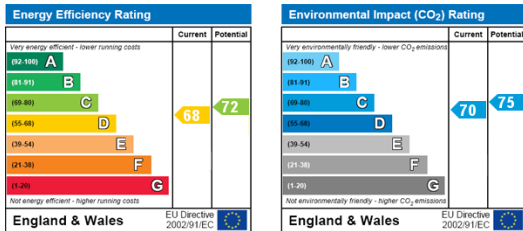
Exterior

Externally - To the front of the property there is a small easy to maintain garden area with planting borders whilst a SINGLE GARAGE is situated within a nearby block whilst also providing parking bays.



Bathroom / W.C

Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.