

For Sale

Deans Close, Whickham, NE16



## Offers in Region of £89,950

### 2 bedroom Upper Flat

- ✓ IDEAL INVESTMENT OR 1ST TIME BUY
- ✓ Two Bedrooms
- ✓ Close Proximity to Whickham Village
- ✓ Open-plan Lounge / Diner
- ✓ Modern Fitted Kitchen
- ✓ Bathroom / W.C
- ✓ Rear Garden & Garage
- ✓ All Furniture Included in Price



## Description

PETER ROSS are delighted to offer for SALE this well-presented two bedroom Upper flat situated in the popular residential area of Deans Close, Whickham. Within close proximity to Whickham village and all the amenities that Whickham has to offer and within easy access to the A1, Newcastle and Gateshead City Centres as well as the Metro Centre.

Briefly comprises: entrance lobby, stairs up, open-plan lounge / diner, modern fitted kitchen, inner hallway, two bedrooms and the family bathroom / wc.

Externally there is a well-maintained lawned garden to the rear and a garage in a block nearby provides either secure parking or additional storage space.

Benefitting from gas central heating via combination boiler (We have been made aware off the owner that a new boiler was fitted April 2020) and double glazing, an early inspection is strongly advised for this Leasehold property. Previously let at £500 PCM. Sold with vacant possession and NO ONWARD CHAIN. Please call our Whickham branch on 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**Entrance Lobby** - Double glazed front door to entrance, double glazed window to the side, laminate flooring.

**Stairs up to the first floor** -

**Bathroom / W.C** - Double glazed window to the side, low level wc, panelled bath with shower over and pedestal wash hand basin, heated towel rail, recessed spotlights, tiled walls.

## First Floor

**Lounge / Diner** - 18' 4" x 14' 4" (5.6m x 4.37m) Double glazed window to the front, two gas central heating radiators, coving to the ceiling, television and telephone points, laminate flooring, recessed spotlights. Door to the inner hallway, open to the kitchen area.

**Fitted Kitchen** - Double glazed window to the side, plumbed for automatic washer, built-in electric oven with gas hob and extractor hood over, circular sink and drainer unit with mixer tap and tiled splashback, roll top work surfaces.

**Inner Hallway** - Storage cupboard with power, loft access. Doors to the lounge / diner, both bedrooms and the family bathroom / wc.

**Bedroom One** - 14' 2" x 8' 3" (4.33m x 2.53m) Double glazed window to the rear, gas central heating radiator, telephone point, built-in wardrobes.



Bedroom One



Bedroom Two



Bathroom / W.C



Garden

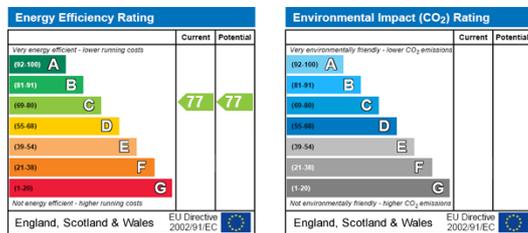
**Bedroom Two - 10' 0" x 8' 7" (3.05m x 2.63m)** Double glazed window to the rear, gas central heating radiator.

## Exterior

**Rear Garden** - Well-maintained lawned garden to the rear with additional seating and patio areas.

**Garage** - Single garage in the block.

## 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.