

For Sale

Axwell Terrace, Swalwell, NE16



**£65,000**

## 2 bedroom Upper Flat

- ✓ Spacious Upper Flat
- ✓ Popular & Convenient Location
- ✓ Two Bedrooms
- ✓ Lounge / Dining Area
- ✓ Fitted Kitchen
- ✓ Bathroom / W.C
- ✓ Gas Central Heating & Double Glazed
- ✓ Viewings a Must



## Description

PETER ROSS are delighted to offer to the SALE market this spacious two bedroom upper flat situated in the ever popular residential area of AXWELL TERRACE, SWALWELL. Ideally located for easy access to the A1 Western Bypass, Newcastle City Centre and the Gateshead Metro Centre. Immaculately presented throughout and benefiting from gas central heating (via combination boiler) and double glazing, Benefiting from gas central heating (via combination boiler) and double glazing throughout, it briefly comprises: entrance hallway, stairs to the first floor landing, lounge / diner, fitted kitchen, two bedrooms and the family bathroom / wc. Externally there is rear access via rear yard. Overall, a spacious flat presented to the highest of standards in a convenient location. Ideal for first time buyers or possibly buy-to-let investors looking to expand their portfolio. Please call Peter Ross Whickham branch on 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**Entrance door to Lobby** - Double glazed UPVC front door to entrance.

**Lobby** - Stairs up to the first floor landing.

**Stairs up to the first floor landing** -

## First Floor

**Landing** - Loft access, gas central heating radiator. Doors to the lounge / diner and both bedrooms.

**Lounge** - 21' 1" x 14' 5" (6.44m x 4.41m) Two double glazed windows to the rear, gas central heating radiator, stone fireplace, television and telephone points. Door to the fitted kitchen.

**Fitted Kitchen** - 9' 8" x 6' 7" (2.96m x 2.02m) Double glazed window to the side, fitted wall and base units, plumbed for automatic washer, built-in electric oven and gas hob, roll top work surfaces, sink drainer unit with mixer tap and tiled splashback. UPVC door to external.

**Bathroom / W.C** - Double glazed windows to the side and rear, low level wc, pedestal wash hand basin, panelled bath with thermostatic shower over, gas central heating radiator, wall-mounted combination boiler.

**Bedroom One** - 12' 9" x 12' 8" (3.91m x 3.88m) Two double glazed windows to the front, gas central heating radiator, coving to the ceiling.

**Bedroom Two** - 8' 4" x 7' 10" (2.56m x 2.4m) Double glazed window to the front, gas central heating radiator.



Kitchen



Bedroom One



Bathroom / W.C

## Exterior

**Exterior** - Access to the rear door.

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.