

For Sale

West Street, Whickham, NE16



**£95,000**

## 2 bedroom Upper Flat

- ✓ Convenient Village Location
- ✓ Spacious Lounge / Dining area
- ✓ Kitchen
- ✓ Two Bedrooms
- ✓ Bathroom / W.C
- ✓ Ideal First Time Buy
- ✓ Gas Central Heating & Double Glazing
- ✓ No Upper Chain & Viewings Essential



## Description

PETER ROSS are delighted to offer for SALE this spacious two bedroom UPPER FLAT situated in West Street, Whickham. Conveniently situated close to the heart of Whickham Village thus benefitting from the numerous amenities and facilities provided therein. Having excellent road links to the A1 Western Bypass, Metrocentre, Gateshead and Newcastle City Centers. Benefitting from gas central heating and double glazing this property will undoubtedly appeal to the first time buyer or investor alike.

Briefly comprising of : Entrance door to lobby, stairs up to the first floor, Bathroom / w.c, kitchen, Spacious lounge and dining area, hallway, two bedrooms.

Externally there is a shared yard to the rear with on street parking to the rear.

This property is offered for sale with NO UPPER CHAIN and is LEASEHOLD.

Early viewing are strongly advised. Call our Whickham branch on 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**Entrance door to lobby -**

**Lobby -**

**Stairs -** Double glazed frosted window over looking the rear elevation.

## First Floor

**Bathroomn / W.C -** Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level w.c. Double glazed frosted window over looking the rear elevation. Tiled walls and floor with UPVC ceiling slats, heated towel rail.

**Kitchen - 10' 5" x 7' 0" (3.2m x 2.15m)** Modern wall and base units with bench tops incorporating one and half bowl sink and drainer with mixer tap and tiled splash backs. Double glazed window over looking the rear elevation, plumbed for a washing machine, radiator, power points, door to lounge.

**Lounge / Dining area - 27' 1" x 11' 7" (8.26m x 3.55m)** Very spacious room with marble fire surround, radiator, power points, double glazed window over looking the front elevation, door to hallway.

**Hallway -** Loft access

**Bedroom One - 15' 4" x 7' 10" (4.7m x 2.39m)** Double glazed window over looking the front elevation, storage cupboard, radiator and power points.

**Bedroom Two - 12' 9" x 10' 0" (3.89m x 3.05m)** Two storage cupboards, double



Kitchen



Bedroom One



Bedroom Two



Bathroom / W.C



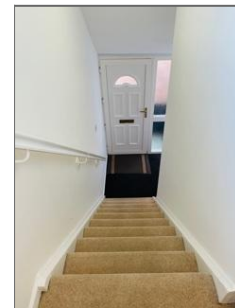
glazed window over looking the rear elevation, radiator and power points.

## Exterior

**Yard** - Shared yard



Bath



Entrance



Landing

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





0191 488 6080  
[www.peterross.co.uk](http://www.peterross.co.uk)

**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.