



ANGERTON GARDENS , FENHAM, NEWCASTLE UPON TYNE NE5 2JA

OIRO £84,950



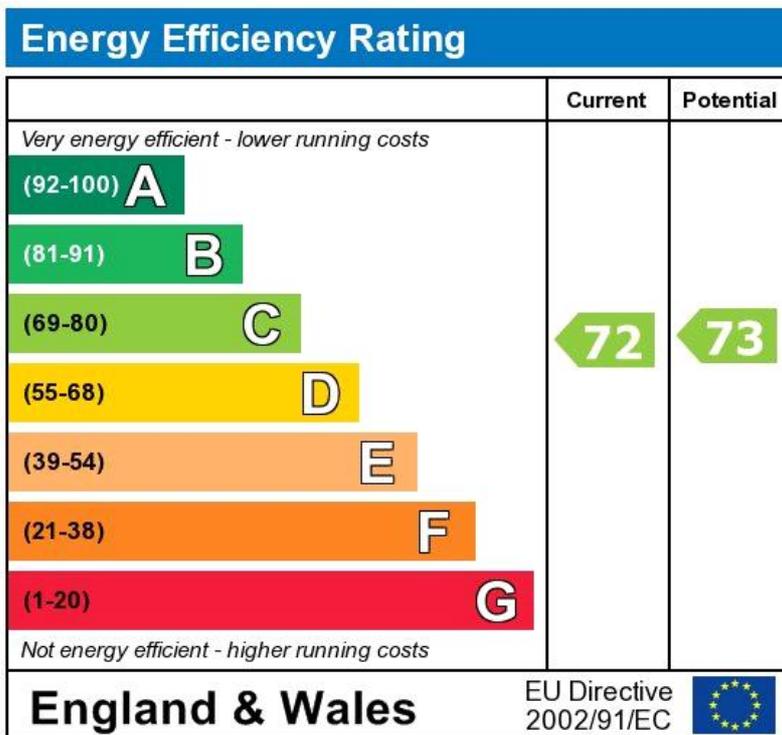
SPACIOUS MODERN 2 BED FIRST FLOOR FLAT

PROPERTY REFERENCE CODE: RS0192

ANGERTON GARDENS , FENHAM, NEWCASTLE UPON TYNE NE5 2JA

Spacious 2 bed first floor flat, with modern kitchen and bathroom located in the popular area of Fenham, Newcastle upon Tyne.

- CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- DRIVEWAY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Property is accessed via upvc double glazed door into entrance lobby with neutral decor to walls, carpet to floors, light fitting to ceiling, double glazed wind with opaque glass to side elevation.

Stairs leading to first floor.

First floor landing (2.40m x 2.69m narrowing too 1.67m)

Traditional staircase with spindles painted white, neutral decor, access to loft, loft has been boarded insulated with large pull down loft ladder for access, single panel radiator, light fitting to ceiling and doors leading to all first floor accommodation .

Bedroom one located to the front of the property (4.61m x 3.76m)

Currently used as a lounge with dark wood laminate to floors, bay window to front elevation with 2 side openers in upvc double glazing, neutral decor to walls, feature fire place in marble with inset fire with gas living flame fire to chimney breast, pendant light fitting to ceiling, double radiator, dado rail to picture height to perimeter walls.

Bedroom two located to the front of the property (4.62m x 3.56m)

Dark wood effect laminate to floors, large radiator with thermostatic valve, double glazed upvc bay window to front elevation, painted walls, pendant light fitting to ceiling, large room with space for ample storage and also built in storage above staircase.

Lounge/Diner located to the rear of the property (5.04m x 2.84m)

Large double glazed window to rear elevation with side opener, additional storage to either side of the chimney breast one single and one double with top openers, dark wood effect laminate to floors, large single radiator with thermostatic valve, pendant light fitting to ceiling and doorway leading through to the

kitchen.

Kitchen (2.31m x 2.35m)

Lovely modern kitchen with oak effect doors with elongated handles, integral fridge and freezer, integral stainless steel electric oven with electric induction 4 ring hob with extractor above, modern decor to walls, recessed chrome spotlights to ceiling, storage cupboard with combination Baxi boiler (2 years old approx), stainless steel 1.5 sink unit with drainer and swan style chrome mixer tap, double glazed window over looking rear elevation, ceramic anthracite tiles to floors.

Bathroom located to the rear of the property (3.26m x 1.92m)

Jacuzzi style p-shaped bath with wrap around chrome and glazed shower screen, chrome mixer taps, shower head, recessed spotlights to ceiling, mosaic style clay colour tiles to bath and splash back area, large vanity unit with integral storage, hidden cistern with wall mounted modern wc, ceramic sink with chrome mixer taps, 2 x single window, warmed via mirror effect chrome heated towel rail & Under floor heating, ceramic tiles to floor and neutral decor to walls.

Externally the property consists of rear garden front, driveway for 1 vehicle path to side to assess property.

Ground floor flat has right of way via path to access their rear garden





TENURE: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.