



DENWICK AVENUE, LEMINGTON, NEWCASTLE UPON TYNE NE15 8SQ

OFFERS OVER £39,950



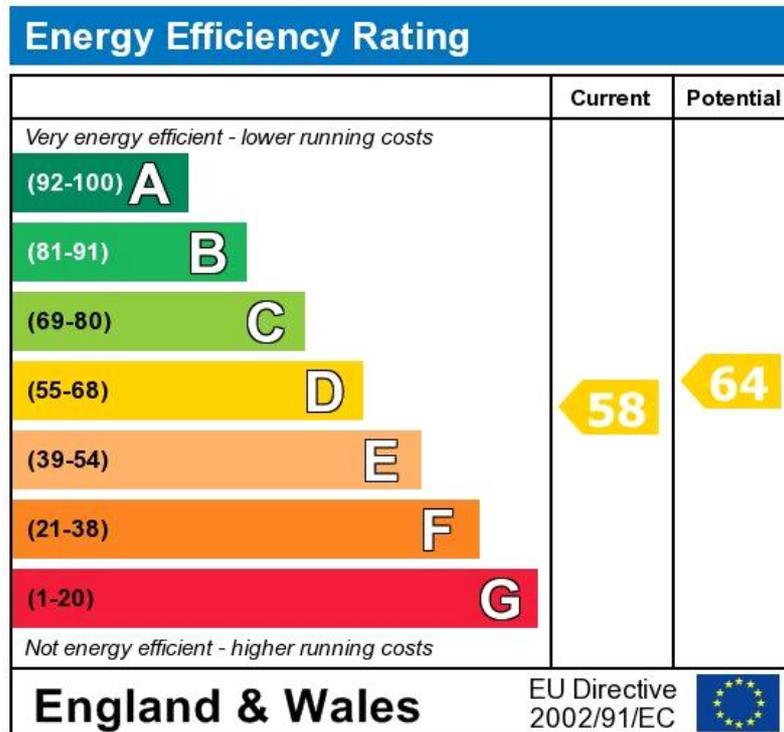
RECENTLY UPDATED 2 BED FIRST FLOOR FLAT.

PROPERTY REFERENCE CODE: RS0225

DENWICK AVENUE, LEMINGTON, NEWCASTLE UPON TYNE NE15 8SQ

Wilson Defraime are delighted to bring to the market this deceptively spacious 2 bed first floor flat in the popular area of Lemington, Newcastle upon Tyne.

- CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN
- ON STREET/RESIDENTS PARKING
- REAR YARD



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:

Timber door accessing entrance lobby with anthracite grey carpets to floors, neutral decor to walls, staircase leading to first floor and all accommodation.

First floor landing - (2.30m into stairwell x 2.32m)

Carpets to floors, access to loft, consumer electricity unit and meter, gas meter, traditional style timber balustrade with newel post, grey carpets to floors, neutral decor to walls and door leading to all first floor accommodation.

Lounge - (4.53m x 3.97m)

New grey carpets to floors, neutral decor to walls, secondary access to loft, 4 way spot light track to ceiling, original door with traditional style handle, upvc double glazed window overlooking rear elevation, traditional style timber door with stained glass panels leading to kitchen and storage cupboard with traditional style door.

Kitchen located to the rear of the property - (2.69m x 2.25m)

Tiled effect laminate to floors, range of wall and base units in a beech wood effect, combination boiler system, very large upvc double glazed window overlooking side elevation, neutral decor to walls, pendant light fitting to ceiling, partial tiles to splash back, space for fridge freezer, space for cooker, space for washing machine.

Doorway leading to rear lobby and access to rear yard also leading to bathroom.

Bathroom - (2.64m x 1.27m)

Tiled effect vinyl to floors, 3 piece white suite, partial tiles to bath, sink and toilet area, double radiator, pendant light fitting to ceiling, neutral decor to walls, upvc double glazed window with opaque glass to rear elevation.

Master bedroom located to the front of the property access via landing - (4.24m x 4.55m)

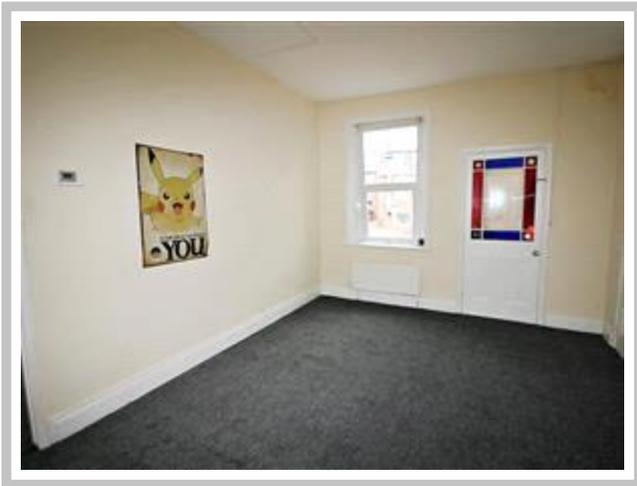
Excessively large room with 2 x double glazed windows overlooking front elevation, below window has original panelling in timber with mouldings, grey carpets to floors, neutral decor to walls, original coving to ceiling with central ceiling rose, pendant light fitting to ceiling, dado rail to picture height area, traditional style timber door with original style handle.

Bedroom 2 also located off landing - (2.31m x 2.42m)

New grey carpets to floors, upvc double glazed window overlooking front elevation, double panelled radiator, neutral decor, pendant light fitting to ceiling, traditional timber door with original style handle.

Second Reception room - (4.39m x 2.5m)

Could be bedroom 3 or dining area. Grey carpets to floors, upvc double glazed window overlooking rear elevation, single panel radiator, neutral decor to walls, pendant light fitting to ceiling, traditional style timber door with original style handle.





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.