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99 Ouseburn Wharf, St Lawrence Road , Newcastle upon Tyne

£ 145,000

£ 0.00

We are delighted to bring to the market, this stunning two bedroom upper apartment which would be an ideal investment opportunity. Once entering the property you are greeted with a modern and spacious entrance hall that has two good sized storage cupboards.

To the left there is a large open planned lounge / dining area and kitchen. The lounge has patio doors with a closed balcony which has a stunning view of the river Tyne and the bridges. This room is very spacious and allows in a lot of natural lighting.

The kitchen consists of a large amount of storage space, a built in cooker and hob, wall and base units, inset sink with mixer taps and vinyl flooring. The master bedroom is well lit by natural light and also has an en-suit. The en-suit has a stand-alone shower, WC and hand basin. Bedroom 2 has a large window to allow in a lot of light.

The property is electric heating with storage heaters but does have a water tank for the hot water in the property.

This apartment also benefits from a car parking space, bike storage and communal bin area.

Newcastle City Centre ... 2.0 Mile

Whitley Bay ... 10.1 Mile

Welbeck Academy ... 1.4 Mile

Walker Riverside Academy ... 3.0 Mile

RVI Hospital ... 3.0 Mile

Council Tax Band - A

EPC Rating - B - Full details upon request.



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ENTRANCE HALL

Great modern and spacious hall with 2 spacious storage cupboards, laminate flooring and socket points. One cupboard houses the water boiler and the other has the electrical consumer unit with space for storage.



LOUNGE

Large open plan lounge with patio doors which has a closed balcony with a view of the river tyne and the bridges. Very spacious with great natural light. Socket points, storage heater and tv point.



DINING ROOM

Large open plan lounge with patio doors which has a closed balcony with a view of the river tyne and the bridges. Very spacious with great natural light. Socket points, storage heater and tv point.



KITCHEN

The kitchen has vinyl flooring, wall and base units with round edge work tops, plumbed for an automatic washer and socket points.



REAR VIEW

Stunning rear views of the river Tyne



EN-SUITE

Partially tiled walls, vinyl flooring, free standing shower, hand basin, wc and towel radiator.



MASTER BEDROOM

Carpeted flooring, storage heater, socket points with en - suit.



BEDROOM 2

Carpeted flooring, storage heater and socket points.



BATHROOM

The bathroom in this property has part tiled walls and tiled flooring. It offers a bath with fitted electric shower, shower screen, hand basin, towel radiator and low level toilet.



EPC

EPC Rating - B Full report on request

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

Email

99 Ouseburn Wharf St. Lawrence Road NEWCASTLE UPON TYNE NE6 1BZ		Energy rating B
Valid until 14 May 2028	Certificate number 9158-7085-6295-4568-4940	
Property type	Mid-floor flat	
Total floor area	70 square metres	

AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.

