



- 2
- 1
- 1
- Driveway
- Front and rear gardens

**Lounge**  
17'8" x 11'5"

**Kitchen**  
11'5" x 8'9"

**Master Bedroom**  
10'6" x 8'4"

**Bedroom Two**  
8'4" x 10'6"



## Kentmere Avenue, Newcastle Upon Tyne

**Price £78,000**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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<b>Gosforth</b> 29 Princes Road 0191 236 2070	<b>Newcastle</b> 201 High Street 0191 284 4050	<b>Forest Hall</b> 26a Station Road North 0191 605 3134
<b>High Heaton</b> 159 Benton Road 0191 270 1122	<b>Low Fell</b> 478 Durham Road 0191 487 0800	<b>Tynemouth</b> 10 Front Street 0191 257 2000
	<b>Whitley Bay</b> 70 Park View 0191 251 3000	

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## Lounge



- Stunning Property
- No Upper Chain
- Fantastic Spacious Garden

- Ground Floor
- Off Street Parking
- Viewing Recommended

## Master Bedroom



This stunning two bedroom ground floor flat with no upper chain is truly a home to be proud of. The property has the benefit of a charming substantial sized garden to the rear perfect for those alfresco evenings and off street parking to the front. The property has modern decor throughout, the benefit of a recently refitted kitchen and is situated in a residential area offering great transport links and many local amenities. The property itself briefly comprises; hall, stunning open plan lounge, kitchen, bathroom WC and two bedrooms. The property would make an ideal purchase for investment or a first time buy. We anticipate an extremely high level of viewings on this property to arrange yours please call 0191 2701122.

## Kitchen



## Bathroom



## Bedroom Two



## Rear Garden

