



- 2 Bed Ground Floor Flat
- Kitchen
- Garage
- Ideal First Purchase/Investment

- Semi Detached; Double Fronted
- Bathroom/WC with Shower
- Gas CH & SUDG

- Lounge
- Front & Rear Gardens
- Popular Location



This 2 bedroomed ground floor semi detached flat would be an excellent first purchase and could also make an ideal investment. Conveniently situated within this popular residential area and with gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with spacious understair storage/cloaks cupboard. The Lounge is to the rear and also has a storage cupboard. The Kitchen is fitted with a range of wall and base units with inset sink unit to round edged work surfaces with half tiled walls and a combi boiler. Bedroom 1 has a bay window to the front, with Bedroom 2 also to the front. The Bathroom/WC is fitted with a suite in white, comprising low level wc, pedestal wash basin and panelled bath with shower mixer and half tiled surrounds.

Externally, there is a small gravelled Front Garden, and larger lawned Rear Garden, as well as a Garage.

Silver Lonnen is conveniently situated for local amenities, with excellent road and public transport links into Newcastle City Centre and other surrounding areas., as well as excellent access to the A1.

#### Entrance Hall

#### Reception Hall

Lounge 13'2 x 10'3 (+recess) (4.01m x 3.12m (+recess))

Kitchen 9'8 x 6'8 (2.95m x 2.03m)

Bedroom 1 11'6 x 14'2 (into by) (3.51m x 4.32m (into by))

Bedroom 2 12' x 9'10 (3.66m x 3.00m)

Bathroom/WC 6'8 x 6'2 (2.03m x 1.88m)

Garage



Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.