



- Two Bedroom Flat
- Close to Newcastle City Centre
- Front and Side Gardens
- Popular Location

Bowfell Avenue, Newcastle Upon Tyne, Tyne and Wear

£79,950

Two bedroom ground floor flat. With an appealing layout and benefitting from front, rear and side gardens. Ideal for first time buyers, couples or as an investment. Well located close to local amenities, with strong transport links.



## Property Description

SEVEN KEYS welcome to the market this well presented two bedroom ground floor flat. The property has been maintained to a high standard and features lovely, well tended front and side gardens with a very appealing private rear garden. With gas fired central heating and double glazing throughout.

With an appealing layout, the property is briefly comprising entrance hallway, living room, kitchen and two double bedrooms. Ideal for first time buyers, couples or as an investment. Bowfell Avenue is conveniently located for road and transport links into Gosforth and Newcastle City Centre along with surrounding areas and Newcastle International airport. Local schools are also a short walk away.

Book your viewing online today at [SevenKeys.co.uk](http://SevenKeys.co.uk).

### ENTRANCE HALL

Entered via UPVC door, storage cupboard and hallway with carpet.

### LOUNGE

The focal point of this room is the feature fireplace set into the chimney breast. Double glazed windows, carpet and radiator.

### KITCHEN

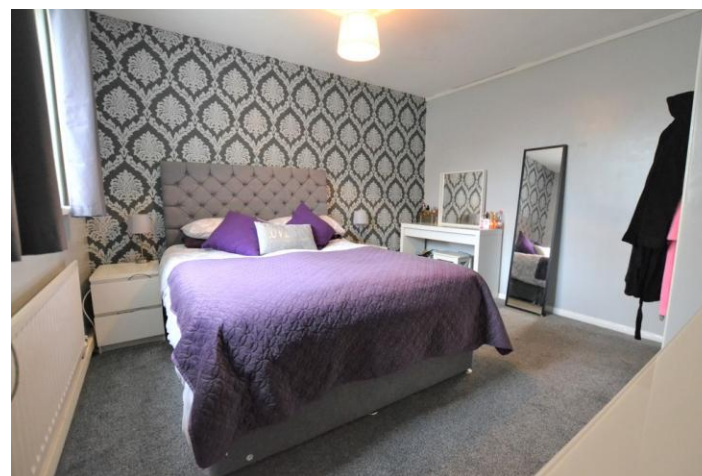
Modern fitted kitchen with a range of wall and base units, freestanding hob and oven, plumbing for washing machine, stainless steel sink and drainer with mixer tap, vinyl flooring and radiator.

### BEDROOM ONE

Generous double bedroom with double glazed windows, radiator and carpet.

### BEDROOM TWO

Double bedroom with double glazed windows, radiator and carpet.

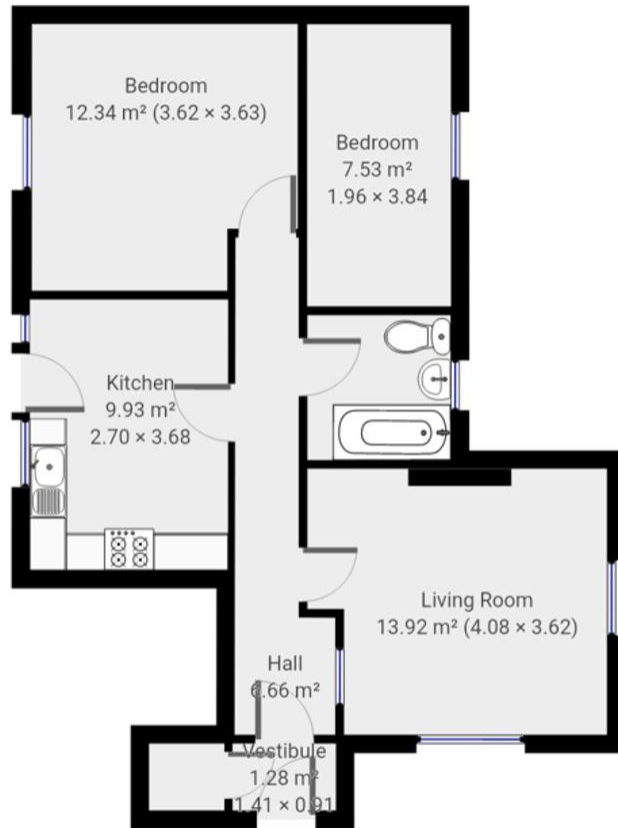




**BATHROOM**

Refitted with white suite comprising of panelled bath with overhead shower, pedestal wash basin, low level toilet, fully tiled walls and flooring. Light entered via frosted glass UPVC window.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SEVEN KEYS DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements