



- 2/3 Bed Semi Detached Upper Flat
- Sitting Room/Master Bed with Bay
- Large Garden
- Convenient for Metro

- Sought After Location
- Fitted Kitchen
- Gas CH & SUDG

- Lounge with Fireplace
- Shower/WC
- Ideal for Professional Person/Couple

This 2/3 bedrooed semi detached first floor flat is in an excellent location within this sought after residential area. With gas fired central heating and sealed unit double glazing, the property would benefit from some updating and therefore presents an excellent opportunity for the successful purchaser to create a lovely home to their own taste and requirements. Stairs lead from the Reception Hall to the First Floor Landing. The Lounge has a recessed fireplace with storage cupboard to the recess. The Kitchen is fitted with wall and base units with sink unit, split level oven, 4 ring gas hob with extractor over, combi boiler and plumbing for a washer and dishwasher. Bedroom 1 would also make an excellent sitting room, with recessed fireplace and bay to the front. Bedroom 2 is to the rear, with Bedroom 3 to the front. The Rear Hall has a door leading to the rear garden and also leads to the Shower/WC, with low level wc, vanity unit with wash basin and shower quadrant with mains shower.

Externally, there is a good sized Rear Garden. There is also a driveway with parking for 2 cars.

Warrington Road is located in a pleasant residential area, well placed for Fawdon Metro station as well as good road and other public transport links into Gosforth, the city and other surrounding areas.

Reception Hall

First Floor Landing

Lounge 14'3 x 13'10 (4.34m x 4.22m)

Kitchen 11'7 x 7'8 (3.53m x 2.34m)

Rear Hall

Sitting/Bedroom 1 14'6 x 17'4 (into bay) (4.42m x 5.28m (into bay))

Bedroom 2 10'2 x 9'8 (3.10m x 2.95m)

Bedroom 3 10' x 9'6 (3.05m x 2.90m)

Shower/WC 6'1 x 5'9 (1.85m x 1.75m)



Energy Performance: Current E Potential D

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.