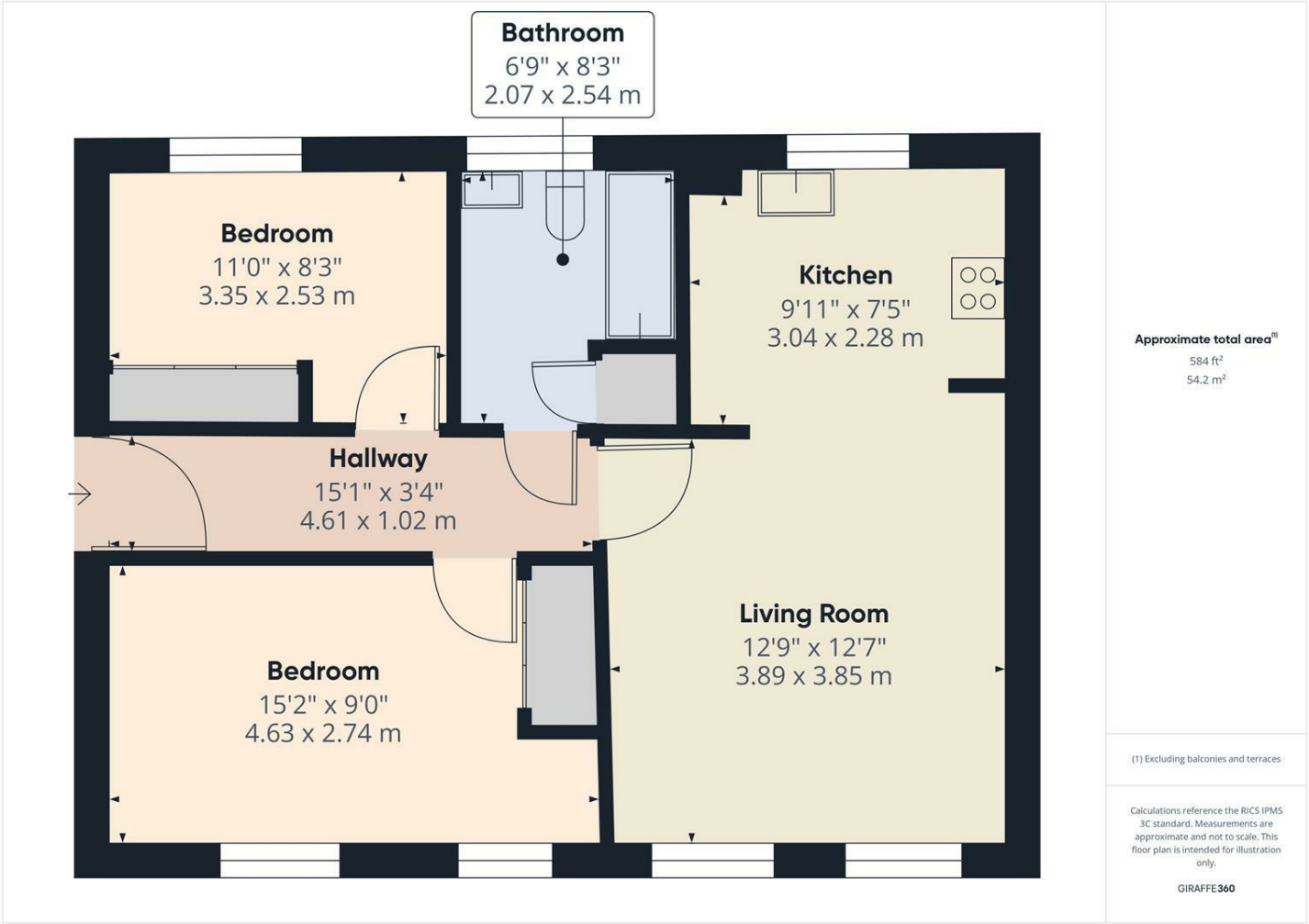




Dukesfield, Earsdon View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £120,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THE SOUGHT AFTER DEVELOPMENT OF EARSDON VIEW

Brannen & Partners welcome to the market this well presented two bedroom ground floor apartment, located within the popular development of Earsdon View. Benefitting from open plan living, entry intercom system, fitted wardrobes and an allocated parking bay. Appealing to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Secure communal entrance to a private hallway leading to all rooms. The open plan lounge/kitchen/diner is bright and airy with a dual aspect. The kitchen has fitted wall and base units including an integrated electric hob, oven, extractor fan, plumbing for a washing machine and space for a fridge/freezer.

There are two double bedrooms which both benefit from fitted wardrobes, providing additional storage. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally there are well maintained communal gardens and an allocated parking bay.

Situated within this popular residential estate, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle City centre and other coastal towns.

Secure Communal Entrance

Private Hallway
15'1" x 3'4"

Lounge/Diner
12'9" x 12'7"

Kitchen
9'11" x 7'5"

Bedroom One
15'2" x 8'11"

Bedroom Two
10'11" x 8'3"

Bathroom
6'9" x 8'3"

Externally
There are well maintained communal gardens and an allocated parking bay.

Tenure
Leasehold - 107 years remaining

