



51 Chestnut Avenue, Cowgate, Newcastle Upon Tyne, Tyne & Wear, NE5 3BP

Offers Over £60,000



Key features

- UPPER FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDEN TO THE REAR
- BATHROOM WITH SHOWER
- NO ONWARD CHAIN
- IDEAL FOR INVESTORS
- VIEWING ADVISED



Description

Chestnut Avenue in Cow Gate, Newcastle Upon Tyne, this delightful upper flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting two well-proportioned bedrooms, this apartment is ideal for individuals or small families looking for a welcoming home.

The property features a spacious reception room, perfect for relaxation or entertaining guests. The bathroom is thoughtfully designed to cater to your daily needs, ensuring a pleasant living experience. With parking available for one vehicle, you will find it easy to come and go as you please.

One of the standout features of this apartment is its prime location. Situated close to local amenities, you will have easy access to shops, cafes, and essential services, making daily life a breeze. Additionally, the property benefits from excellent transport links, allowing for seamless travel throughout Newcastle and beyond.

Currently, there is a tenant in situ, making this property an attractive option for investors looking to expand their portfolio. If you are searching for a fantastic investment opportunity, this upper flat on Chestnut Avenue is sure to impress.

ENTRANCE HALL

LOUNGE

KITCHEN

BATHROOM

BEDROOM ONE

BEDROOM TWO

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had









sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

