



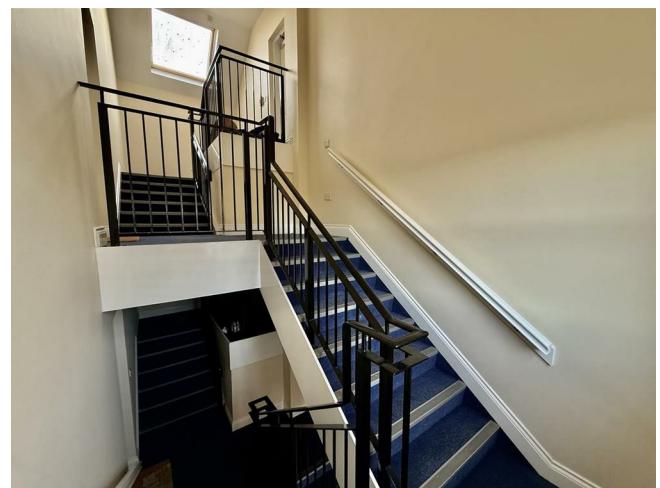
26 Dukesfield, Shiremoor, Newcastle Upon Tyne, NE27 0EZ

Offers In The Region Of £110,000



## Key features

- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- ONE BEDROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Welcome to the charming area of Dukesfield, Shiremoor, this delightful top floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The open plan lounge creates a welcoming atmosphere, perfect for relaxation or entertaining guests.

The apartment boasts a well-appointed bathroom, ensuring all your needs are met. Additionally, the allocated parking space provides the convenience of secure off-street parking, a valuable asset in this bustling area.

Situated close to local amenities, residents will enjoy easy access to shops, cafes, and essential services, making daily life both convenient and enjoyable. This property presents an excellent opportunity for those looking to embrace a vibrant community while enjoying the tranquillity of apartment living.

Whether you are a first-time buyer or seeking a rental investment, this one-bedroom flat in Shiremoor is not to be missed. Come and experience the charm of this lovely home for yourself.



COMMUNAL AREA

ENTRANCE HALL

7 x 6'7

LOUNGE/KITCHEN

19'8 x 11'4

BEDROOM ONE

12'9 x 9'10

BATHROOM

6'7 x 6'2

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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