



260 Wingrove Avenue, Newcastle Upon Tyne, NE4 9AA

Offers In The Region Of £110,000



## Key features

- UPPER FLAT
- THREE BEDROOMS
- NO ONWARD CHAIN
- MODERN BATHROOM WITH SHOWER
- FITTED KITCHEN
- NEUTRAL DECOR THROUGHOUT
- GAS CENTRAL HEATING
- GREAT LOCATION CLOSE TO CITY CENTRE
- CLOSE TO LOCAL SHOPS
- PERFECT FOR INVESTORS AND FIRST TIME BUYERS

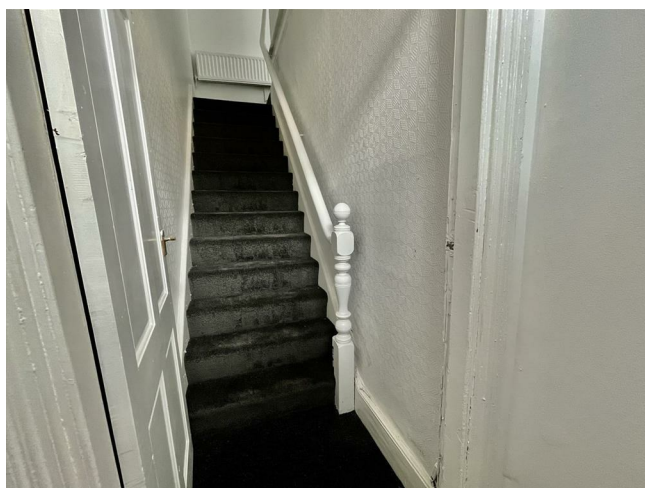


## Description

We offer to the market this delightful upper flat on Wingrove Avenue, Newcastle Upon Tyne. The property is offered with NO ONWARD CHAIN and presents an excellent opportunity for first time buyers and investors alike. The property comprises three well-proportioned bedrooms, providing ample space for families or professionals seeking a comfortable home.

The reception room is a welcoming space, ideal for relaxation or entertaining guests. There is a spacious fitted kitchen and modern family bathroom with shower. The modern neutral decor throughout the flat creates a bright and airy atmosphere, allowing for personal touches to be easily added.

One of the standout features of this property is its great location. Wingrove Avenue is close to Newcastle city centre and has great transport links. Don't miss the chance to make this lovely flat your own in a sought-after area of Newcastle Upon Tyne.



Hallway

Lounge  
12'10 x 12

Kitchen  
10'1 x 8'5

Bathroom  
19'8"6'6" x 16'4"13'1"

Bedroom One  
16'2 x 13

Bedroom Two  
15'8 x 8'7

Bedroom Three  
9'7 x 8'6

External







### 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<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current                    | Potential                                                                             |
|------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 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 CO2 emissions</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

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