

FOR SALE



Queensway, Newcastle

2 Bedrooms, 1 Bathroom, Apartments

Offers In Excess Of £90,000



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- Two double bedrooms
- Spacious reception room
- Large windows
- Built-in wardrobes
- Convenient location



OVERVIEW Welcome to this lovely 2-bedroom flat, now for sale and eagerly awaiting its new owners. The property is in good condition, ready for you to move in and make your own. Whether you're a first-time buyer or an investor, this attractive flat offers a great opportunity.

As you step inside, you'll be greeted by a spacious reception room adorned with large windows that flood the space with natural light. A bonus feature is the Juliet balcony - just imagine enjoying your morning coffee with a breath of fresh air, or winding down in the evening with a good book.

The kitchen, also bathed in natural light, offers ample space for dining. The flat also features a separate WC and a shower room, providing that added convenience for when you have guests over.

Both bedrooms are double-sized and come with built-in wardrobes, offering plenty of storage and space.

Situated on the Westlands, this property is conveniently located with excellent public transport links, nearby schools, local amenities and beautiful green spaces. Plus, it's a short drive to Newcastle town centre.

To top it all off, this property comes with parking, so no more worries about finding a spot for your vehicle. Don't miss out on this gem of a property. Contact us today to arrange a viewing!

ENTRANCE HALL 4' 9" x 4' 4" (1.45m x 1.33m)

LOUNGE/DINER 17' 1" x 13' 5" (5.23m x 4.09m)

Having Juliet balcony with UPVC patio doors, double glazed window, electric fireplace, electric heater.

KITCHEN 9' 3" x 8' 8" (2.83m x 2.66m) Fitted with wall



and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, double glazed window, pantry.

WC 5' 8" x 2' 9" (1.73m x 0.85m) Low level WC, fully tiled walls, double glazed window.

UTILITY ROOM 7' 5" x 3' 10" (2.28m x 1.18m) Space and plumbing for washing machine and tumble dryer, double glazed window.

BEDROOM ONE 15' 0" x 8' 11" (4.58m x 2.72m) Having fitted wardrobes, double glazed window, electric heater.

BEDROOM TWO 13' 2" x 8' 4" (4.03m x 2.55m) Having fitted wardrobes, double glazed window, electric heater.

INNER HALLWAY Airing cupboard.

SHOWER ROOM 5' 9" x 5' 5" (1.76m x 1.66m) Modern white suite comprising; pedestal hand wash basin and shower unit, fully tiled walls, double glazed window, heated towel rail.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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	
www.epc4u.com		





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