



2 bed lower flat to buy in NE6

Relton Avenue, Newcastle upon Tyne,
Tyne and Wear, NE6 2TH

£57,500

 x 2  x 1

Tenure

Leasehold

Off Street parking

Garden

Property features

- ✓ Two Bedroom Lower Flat
- ✓ No Upper Chain
- ✓ Private Rear Garden
- ✓ Ideal for Investments or First Time Buyers
- ✓ EPC Rating D

Key Information

- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

***IDEAL FIRST TIME BUY ***BUY TO LET OPPORTUNITY ***

With no upward chain this well presented and spacious two bedroom ground floor flat is situated on Relton Avenue within the residential area Byker, with access to local shopping facilities and a range of schools. The local bus service and metro station are also situated nearby.

This property benefits from double glazing and gas central heating, via a recently fitted combi-boiler as well as off street parking.

The entrance hallway has doors leading to two bedrooms and lounge which then leads into modern kitchen which is fitted with a range of wall and base units with an integrated electric oven and gas hob with an extractor hood over. The kitchen leads to a bathroom comprising a paneled bath with shower over, pedestal wash hand basin and low level WC. There is a private enclosed rear yard.

Please call 0191 2049601 or email heaton@pattinson.co.uk

Tenure: Leasehold

Price: £57,500

Property Type: Lower Flat

USPs: Garden

Parking: Off Street

Heating: Gas

Entrance Hallway

UPVC double glazed door, wooden floor boards and central heating radiator. Storage cupboard with services.



Lounge

4.00m x 3.80m (13'1" x 12'5")

Double glazed 'french doors' with access to rear garden. Feature fireplace with gas fire and surround. Wooden floor boards, central heating radiator, tv point and picture rail.



Kitchen

2.80m x 2.30m (9'2" x 7'6")

Double glazed window with side access. Full range of wall and base units with contrasting work surface. Stainless steel sink unit with dual taps and tiled splash-back and part tiled walls. Built in electric oven and gas hob with extractor over. Plumbed for automatic washer and has a combi boiler on wall. Tile flooring.



Bedroom One

3.80m x 3.80m (12'5" x 12'5")

Double glazed window with front aspect. Wood flooring and central heating radiator.



Bedroom Two

2.80m x 2.20m (9'2" x 7'2")

Double glazed window with rear aspect, wood flooring and central heating radiator.



Bathroom

2.20m x 2.00m (7'2" x 6'6")

Double glazed 'opaque' window, paneled bath with shower over, pedestal hand wash basin, low level wc, towel style radiator, tiled walls and tile flooring.



External

Off street parking to front. Enclosed rear garden laid mainly to lawn.



External Rear of Property





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk

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