HAWTHORN STREET, WALBOTTLE

Im

- Lower Flat
- Two bedrooms
- Lounge
- Modern fitted kitchen
- Gas central heating/Double glazing
- Bathroom/w.c
- Rear yard

£99,950

120 The Roman Way West Denton Newcastle upon Tyne NE5 5AD



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5H81

Hawthorn Street, Walbottle, Newcastle upon Tyne, NE15 8JS

We are delighted to offer to the market this two bedroom ground floor flat situated on Hawthorn Street in Walbottle.

The property offers potential purchasers accommodation including an entrance hall, lounge, modern fitted kitchen and bathroom/w.c. and two bedrooms.

Modern features include gas central heating and double glazing.

Externally there is a front garden with path to entrance and a rear yard with parking space.

Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

ENTRANCE HALL With a central heating radiator.

LOUNGE 14'1 x 11'7 (4.29m x 3.53m) With a double glazed window to the rear, central heating radiator and a television point.

KITCHEN 9'5 x 6'4 (Including fitted units) ($2.87m \times 1.93m$) Fitted with a range of modern wall and base units with work surfaces over, splash back tiles, fitted gas hob with oven below, extractor hood over, stainless steel sink with drainer, central heating boiler, tiled flooring, heated towel rail, door to rear, plumbing for an automatic washing machine and a double glazed window to the rear.

BEDROOM ONE $13'2 \times 12'9$ (4.01m x 3.89m) With a double glazed window to the front, central heating radiator, coving to ceiling and television point.

BEDROOM TWO 7'8 x 8'2 (2.33m x 2.48m) With a double glazed window to the rear and a central heating radiator.

BATHROOM

Fitted with a three piece suite comprising low level w.c, pedestal wash hand basin, bath with shower attachment, extractor fan, tiled flooring and heated towel rail.

EXTERNALLY

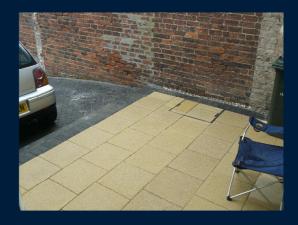
FRONT GARDEN There is a front garden with path to entrance.

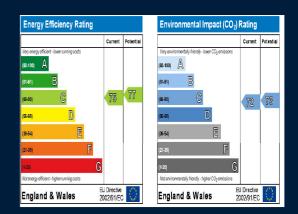
REAR YARD There is an enclosed rear yard with block paved drive, paved area and outside tap.

REF: - CS/WD1087/25/03/2008/ED









R107 Ravensworth 01670 713330

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.







