



24 Ettrick Lodge
The Grove, Gosforth



24 Ettrick Lodge, The Grove, Gosforth, Newcastle upon Tyne NE3 1NH

Guide Price £130,000

A delightful, two bedroom second floor apartment, enjoying a corner position with south east and south west facing aspects within this popular development for the over 55's. Ettrick Lodge is well positioned on The Grove in central Gosforth with good access to all local services and amenities on Gosforth High Street, as well as transport links to Newcastle City Centre.

The apartment offers well-proportioned accommodation, with pleasant corner aspect over the communal gardens, with added benefit of communal parking, emergency alarm pull cord system, laundry and security entry phone system.

Secure communal entrance with entry phone system giving access to lift and stairs to all floors. | Private entrance door to spacious hallway with large walk in storage cupboard. | Attractive bright lounge with feature fire surround, south west bay window with views overlooking communal gardens and an additional south east facing window | Fitted kitchen. | Double bedroom which has fitted wardrobe with sliding mirror frontage | Single bedroom with built in storage/wardrobe | Bathroom/wc. | Externally- Residents communal parking to the front and mature communal gardens surround the property.

Services: Mains electric, water and drainage | Tenure: Leasehold | Council Tax: Band D

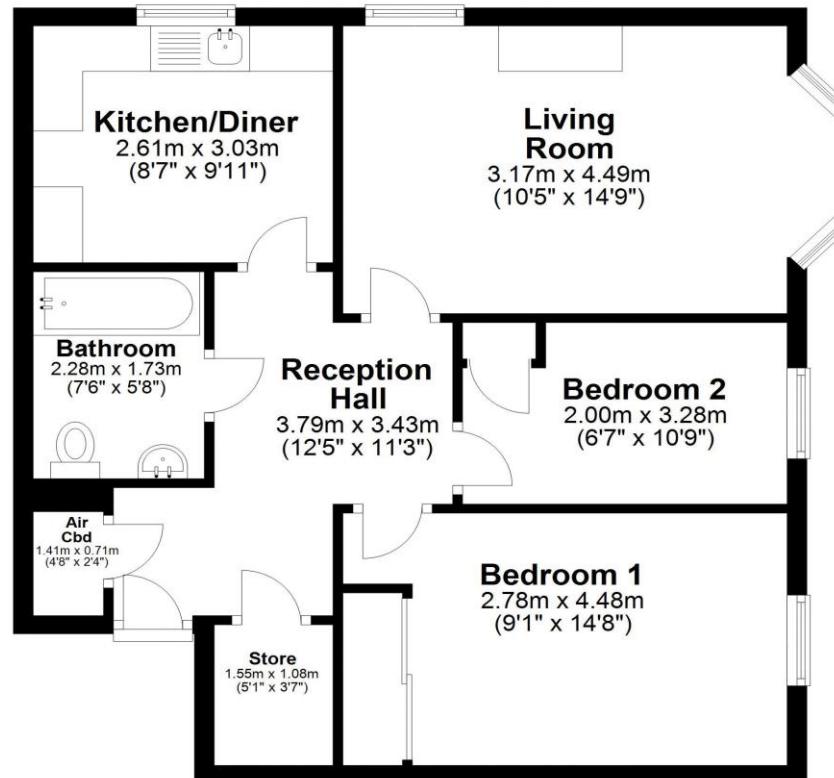
Energy Performance Certificate: Rating C





Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Flat 24, NEWCASTLE UPON TYNE

All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk