



To buy

## 2 bed flat to buy in NE16

Coalway Lane, Whickham, Newcastle upon Tyne, Tyne and Wear, NE16 4BX

**£100,000** Offers over

🛏 x2 🪑 x1 🚿 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two bedrooms
- ✓ First floor flat
- ✓ Situated in Whickham
- ✓ Rear garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are thrilled to present a charming two-bedroom flat located on the first floor, nestled in the vibrant center of Whickham, just a stone's throw away from local amenities and superb transport links. This delightful property boasts a serene rear garden, perfect for relaxation, along with a convenient garage situated in a nearby block.

Upon entering, you are greeted by a welcoming entrance that leads to a set of stairs ascending to the first floor. The spacious lounge is filled with natural light, providing an inviting space for gatherings or quiet evenings in. The well-appointed kitchen is designed for both functionality and style, making cooking a pleasure.

Retreat to the master bedroom, a tranquil haven for rest, complemented by a second versatile bedroom that can serve as a guest room or home office. The bathroom features modern fixtures, ensuring comfort and convenience.

Outside, the rear garden offers a peaceful escape, ideal for enjoying the fresh air, while the garage provides additional storage space. This property truly combines comfort, convenience, and a charming location, making it a wonderful place to call home.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 71

Price: Offers over £100,000

Property Type: Flat

Parking: Allocated

Heating: Gas

## Lounge

3.44m x 3.85m (11'3" x 12'7")

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## Kitchen/diner

4.96m x 1.99m (16'3" x 6'6")

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## Master bedroom

4.46m x 2.63m (14'7" x 8'7")

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## Bedroom two

3.09m x 2.63m (10'1" x 8'7")



## Bathroom

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## Garage



## Rear garden

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## Views





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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