



Kirkley Lodge, Newcastle upon Tyne, NE3 2NS

Price Guide: £65,000

****Excellent purchase for FIRST TIME BUYERS or INVESTORS. Benefits from NO ONWARDS CHAIN and has an estimated yield of 7.7%****

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Located in Gosforth, this property is situated close to local amenities, such as the WANSBECK ROAD Metro station, local shops, ASDA and a Co-Op. The local bus routes link the area to Gosforth High Street and the city centre. Nearby on Kenton Lane and on Great North Road there are petrol stations and a range of places to eat. Also there good road access to the A1 north & south, Kingston Park and further afield. Local schools include REGENT FARM FIRST SCHOOL and GRANGE FIRST SCHOOL.

Entrance Hall

Kitchen/Breakfast Room 2.74m x 2.47m (9'0" x 8'1")

Floor units with complementing work surface, electric cooker, UPVC double glazed window and door. Access to the gated communal area.

Bedroom One 3.28m x 3.55m (10'9" x 11'8")

Two UPVC double glazed windows.



Bedroom Two 3.55m x 3.17m (11'8" x 10'5")

UPVC double glazed window.

Lounge 4.56m x 3.55m (15'0" x 11'8") into alcoves

Two UPVC double glazed windows.

Shower Room

UPVC double glazed window, tiled shower cubicle, W.C. and hand basin.



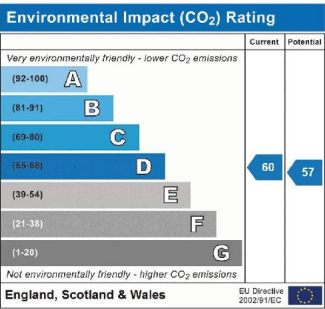
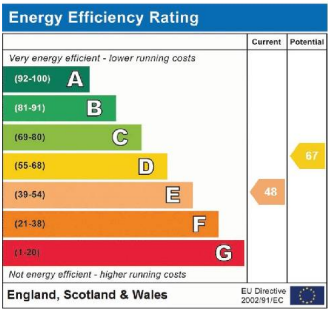
Parking

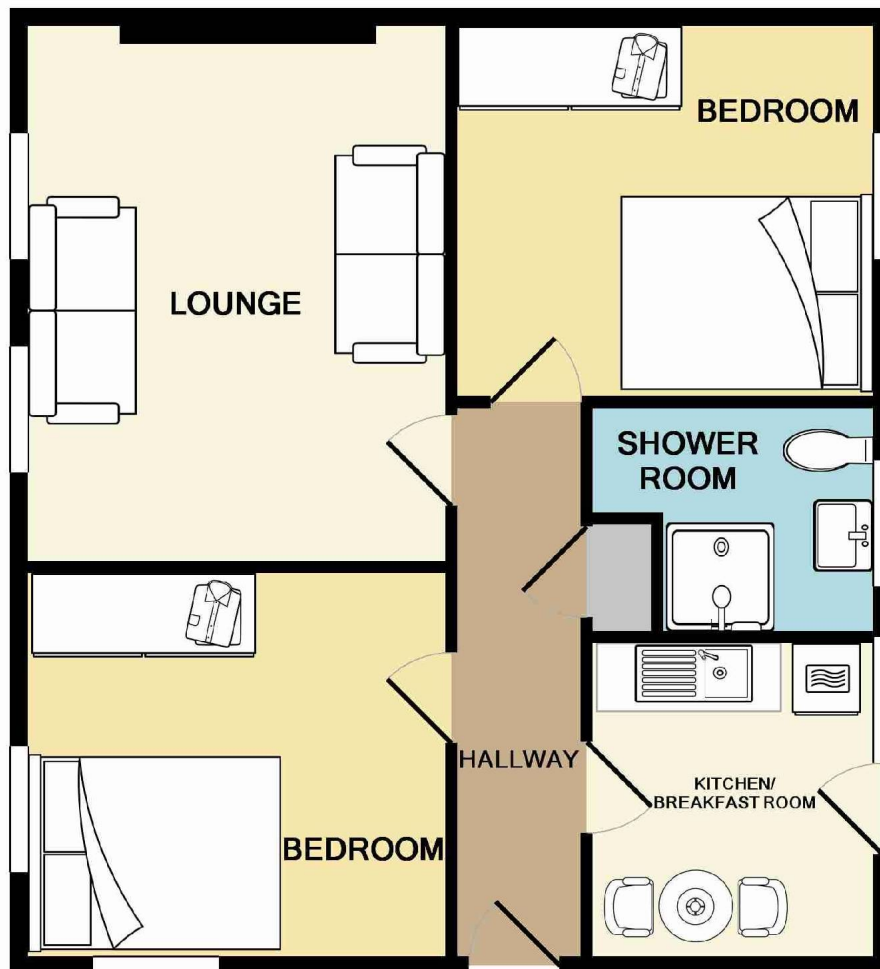
Allocated parking space within gated communal area.





Two double bedroom ground floor apartment in the popular Kirkley Lodge development. The property is currently fully furnished so would make an ideal purchase for an investor. There is a breakfasting kitchen and spacious lounge. This development benefits from secure block entry, an on site caretaker and a laundry facility. There is also an allocated parking space with secure entry system.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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