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Flat 9, Brookfield

Westfield, Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £260,000



Flat 9, Brookfield, Westfield, Gosforth Newcastle upon Tyne NE3 4YB

SITUATION AND DESCRIPTION

A well presented and generous, three bedroom apartment, located on the 1st floor of this small development on Westfield in Gosforth. The apartment benefits from lift and stair access, a lovely south facing balcony off the living/dining room and a single garage with an electric door. The apartment is ideally placed for easy access to Gosforth High Street with its wide variety of shops, cafes and restaurants, as well as the Town Moor and public transport links to the city centre.

The accommodation briefly comprises: communal entrance, lift and stair access, entrance hallway, cloakroom/wc, 30ft living/dining room opening to a south facing balcony, kitchen/breakfast room, three bedrooms with fitted wardrobes, bathroom/wc and single garage.

No upward chain.

The property comprises:

COMMUNAL ENTRANCE

With stair and lift access to the first floor apartment.

ENTRANCE HALLWAY

A private L shaped entrance hallway with built-in cloaks cupboard housing the water tank, further built-in storage cupboards along the hallway, a security entry phone and doors leading to the living room/dining room, kitchen, bedrooms, bathroom/wc and cloakroom wc.

CLOAKROOM/WC

The cloakroom/wc has a white close coupled wc, wall mounted corner basin, tiled walls and inset spots.

LIVING/DINING ROOM

30'1 x 13'3 (9.17m x 4.04m)

A lovely size and versatile living/dining room with excellent natural light from the two large picture windows to the rear overlooking the courtyard area and the sliding patio doors to the front to the south facing balcony. The living/dining room has a fireplace with a decorative marble effect surround, TV and telephone points and a lovely south facing balcony overlooking Westfield and the communal gardens.



KITCHEN/BREAKFAST ROOM

11'9 x 11'6 (3.58m x 3.51m)

An excellent kitchen/breakfast room fitted with Cavendish wall and base cabinets with contrasting work surfaces and splash back tiling incorporating; a stainless steel sink and drainer, electric hob with extractor hood over, integrated electric oven, plumbing for a slimline dishwasher and washing machine and space for a free standing fridge/freezer. The kitchen/breakfast room has a double glazed window to the rear elevation and a built-in dining table.

MASTER BEDROOM ONE

15'4 x 11'7 (4.67m x 3.53m)

A generous double bedroom with a double glazed window to the front elevation, Cavendish built-in wardrobes with hanging and shelving, drawers and dressing table, and TV and telephone points.



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BEDROOM TWO

8'2 x 13'9 (2.49m x 4.19m) maximum inclusive of wardrobe
This bedroom has a double glazed window to the front elevation and a double door built-in wardrobe.

BEDROOM THREE

13'9 x 8'9 (4.19m x 2.67m)
The bedroom has a double glazed window to the front elevation, built-in wardrobe and drawers.

BATHROOM/WC

8'7 x 9'5 (2.62m x 2.87m)
A well appointed bathroom with a white suite comprising; bath, Roca wash hand basin within a vanity unit with a marble surround, Roca close coupled wc and separate electric shower within a cubicle. There is a double glazed window, inset spots, under floor heating, shaver point, heated towel rail and tiled floor and walls.

EXTERNALLY

Brookfield has attractive well maintained communal gardens and the apartment benefits from a single garage, accessed through an archway in the courtyard, with an electronically operated garage door.

No upward chain.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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