

1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: www.tp-property.co.uk

Email: info@tp-property.co.uk



Trading Places



Rosebud Close, Swalwell - £85,000

- Ground Floor Apartment
- Lounge
- Bathroom

- Two Bedrooms
- Modern Kitchen
- Garage and Drive



Whitley Bay Tel: 0191 251 1189



Email: info@tp-property.co.uk



Web: www.tp-property.co.uk



Rosebud Close, Swalwell

Trading Places are delighted to bring to the market for sale this lovely two bedroom ground floor modern apartment located on this small residential development of Rosebud Close in Swalwell. Conveniently situated close to local amenities, facilities as well as having easy access to good local schools and transport links. Swalwell country park is within walking distance for nature and dog walks. The property is ideal for first time buyers or investors looking for a rental investment and also benefits from no onward chain. Benefiting from double glazing, gas central heating and briefly comprising of: Communal entrance with security entry system, entrance hallway, lounge with fireplace and electric fire, fitted modern kitchen with built in appliances, two bedrooms and a bathroom wc. Externally there is allocated parking to the rear via tarmac drive which leads to a private single garage. Visitors parking is allocated to the front of the building. Viewings are by appointment and can be arranged through our branch on 0191-2511189. EPC Rating C.

Communal entrance

Door to front with security entrance system. Stairs to upper floors.

Entrance hallway,

Two built in storage cupboards one house the central heating boiler, radiator.

Lounge 4.62 x 3.00 (15'2 x 9'10)

Double glazed window to the front, radiator, wood fire surround with electric living flame effect fire, security entry phone, television point and door to kitchen.

Kitchen 2.08 x 3.00 (6'10 x 9'10)

Fitted with a range of light wood effect wall and base units, built in electric oven with gas hob and extractor over, roll top work surfaces, single sink and drainer double glazed window to the front elevation, tiled splash backs, plumbed for washing machine, radiator and extractor fan.

Bedroom one 3.48 x 3.03 (11'5 x 9'11)

Double glazed window to the rear and radiator.

Bedroom two 2.62 x 2.44 (8'7 x 8'0)

Double glazed window to the rear and radiator.

Bathroom

Three piece white suite comprising of:- Panelled bath with plumbed shower over, pedestal wash hand basin, low level wc, part tiled walls, radiator, extractor fan.

Garage and drive

Single garage to the rear under the building and tarmac drive for off street parking

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars



1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: www.tp-property.co.uk

Email: info@tp-property.co.uk



Trading Places

are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Whitley Bay Tel: 0191 251 1189



Email: info@tp-property.co.uk



Web: www.tp-property.co.uk