GORDON BROWN
SALES & LETTING









85B Linbridge Drive, Newcastle Upon Tyne, NE5 5DN

£525

Well presented and spacious first floor flat situated on Linbridge Drive within this popular location. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: entrance hallway, first floor landing, living room with a living flame effect electric fire, kitchen with a free standing cooker, fridge and washing machine, master bedroom, one further double bedroom and bathroom. There is a flower border to the side of the property and a garden to the rear which is laid to lawn and has the benefit of an outhouse. Viewings are highly recommended.

Entrance Hallway
A uPVC front entrance door provides access into the hallway which has a staircase leading to the first floor.

First Floor
Landing with a single radiator.

Living Room
18'0" x 14'9" (5.49m x 4.51m)





Living flame effect electric fire with a feature surround and hearth, double radiator, windows overlooking the front elevation.

Kitchen
11'3" x 9'6" (3.45m x 2.91m)




Base and eye level units with contrasting work surfaces, cooker, fridge and washing machine, one and a half bowl stainless steel sink, wall mounted Heat Line boiler, partial tiling to the walls, built in storage cupboard, double radiator, window overlooking the rear elevation.

Master Bedroom
12'0" x 11'3" (3.68m x 3.44m)



Double radiator, window overlooking the front elevation.

Bedroom Two
11'8" x 9'10" (3.58m x 3.02m)



Built in cupboard, double radiator, window overlooking the rear elevation offering lovely views.

Bathroom
6'3" x 5'4" (1.91m x 1.65m)



Panelled bath with electric shower over, pedestal hand wash basin, low level w/c, tiling to the walls, tiled effect laminate flooring, double radiator, window overlooking the rear elevation.

External






There is a flower border to the side of the property and a Southerly facing garden to the rear which is laid to lawn. There is the use of an outhouse.

Property disclaimer
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to

prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

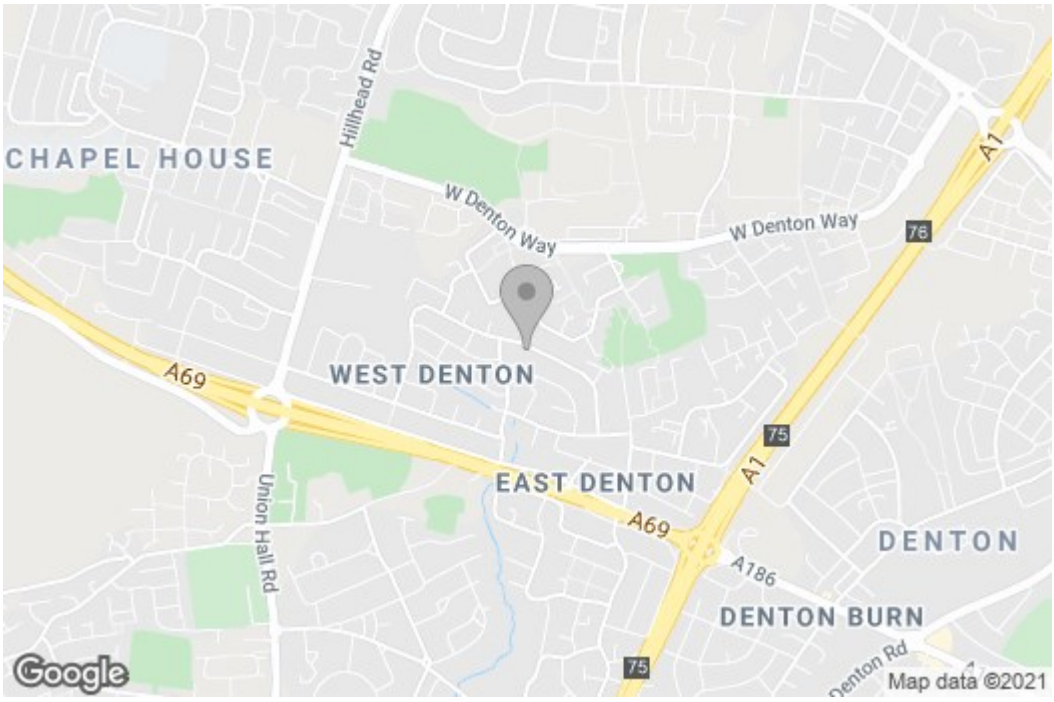
Agent Note

Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

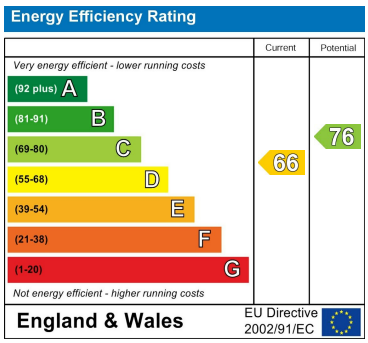
Upfront Costs:
1 Months rent upfront
1 Months rent bond to be held in secure bond scheme

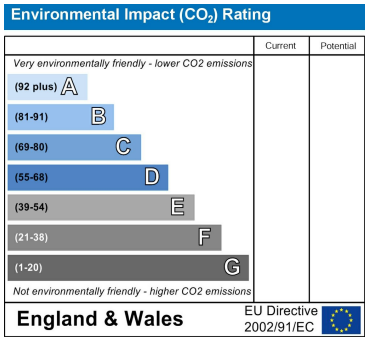
Floor Plan

Area Map



Energy Efficiency Graph





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