



## 2 bed lower flat to buy in NE5

Haggerston Court, Etal Lane, Newcastle upon Tyne, Tyne and Wear, NE5 4TQ

**£110,000**

🛏 x 2 🪑 x 1 🚗 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC TBC
- ✓ Central Location
- ✓ No Onward Chain
- ✓ Off Street Parking

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Introducing this charming two-bedroom lower flat, offered with no onward chain. Ideally located on Etal Lane in this sought-after area of Newcastle upon Tyne. The property offers a unique combination of city living and a cosy residential feel. Perfect for first-time buyers or downsizers alike.

As you enter, you'll find a welcoming reception area leading you through to the rest of the spacious residence. It includes two generously sized bedrooms, serving as calm retreats after a long day, and a single bathroom that maintains the crisp, contemporary aesthetic found throughout the home.

The ideal hub of the home, the reception room boasts plenty of space for both relaxing and entertaining, making it an ideal setting for hosting gathering with your friends and family. The modern kitchen offers ample bench space, along with plentiful wall and base units.

The property is situated within council tax band A, creating a cost-effective option for potential home owners. An energy performance certificate (EPC) is to be confirmed—it serves as yet another symbol of the property's excellent condition.

One of the main draws of this fantastic home is the central location that it enjoys. You'll find yourself in close proximity to a variety of amenities, including local shops, restaurants, and excellent transportation links, making your daily commute a breeze. The property also benefits from off street parking with a driveway to the rear of the residence.

In conclusion, this ground floor flat provides an amazing opportunity for those seeking a well-sized, conveniently located property in a trendy, lively part of the city. This property is available for residential sale. Please don't hesitate to get in touch to arrange a viewing at your earliest convenience.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 96

Price: Offers In The Region Of £110,000

Property Type: Lower Flat

Parking: On Street, Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Haggerston Court, Etal Lane, Newcastle upon Tyne, Tyne and Wear, NE5 4TQ

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

