



85 West Farm Avenue, Newcastle Upon Tyne  
Newcastle Upon Tyne

Offers in Region of £100,000

# 85 West Farm Avenue

## Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this second floor well-presented two-bedroom flat, positioned within an established residential development. The property offers bright, contemporary accommodation arranged over a single level, together with a private balcony and off-street parking.

The property comprises of a welcoming communal entrance leading to the flat's own entrance hallway, with herringbone parquet flooring running throughout. The lounge is a generously proportioned reception space, benefiting from a large window that allows plenty of natural light, and offers ample room for comfortable seating and additional furniture.

The kitchen is fitted with a range of wall and base units, wood-effect worktops and a stainless steel extractor, together with useful storage. A window provides natural light throughout.

Both bedrooms are well-proportioned doubles with herringbone flooring and neutral decoration, offering flexibility for use as bedrooms, a home office or guest accommodation depending on requirements. The bathroom comprises bath with shower over, wash hand basin and WC, finished with neutral tiling.

The property further benefits from a private balcony, accessed via the entrance hallway, ideal for those seeking a little secluded outdoor space.

Longbenton is a well-connected suburb of Newcastle, popular with both families and professionals thanks to its excellent transport links and wide range of amenities. The area benefits from two Metro stations; Longbenton and Four Lane Ends providing quick access to Newcastle city centre, the coast, and surrounding areas. Road connections via the A1 and A19 also make commuting straightforward.

Local amenities include shops, cafés, supermarkets, and leisure facilities, with Quorum Business Park nearby providing employment opportunities and additional services. The area is also home to sports facilities, parks, and community hubs, making it a vibrant and convenient place to live.

Families are well catered for with a good selection of schools, including Longbenton High School and several local primaries, as well as nurseries and after-school clubs. With its combination of affordability, transport access, and community feel, Longbenton continues to be a sought-after residential location within North Tyneside.





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Council Tax band: A

Tenure: Leasehold

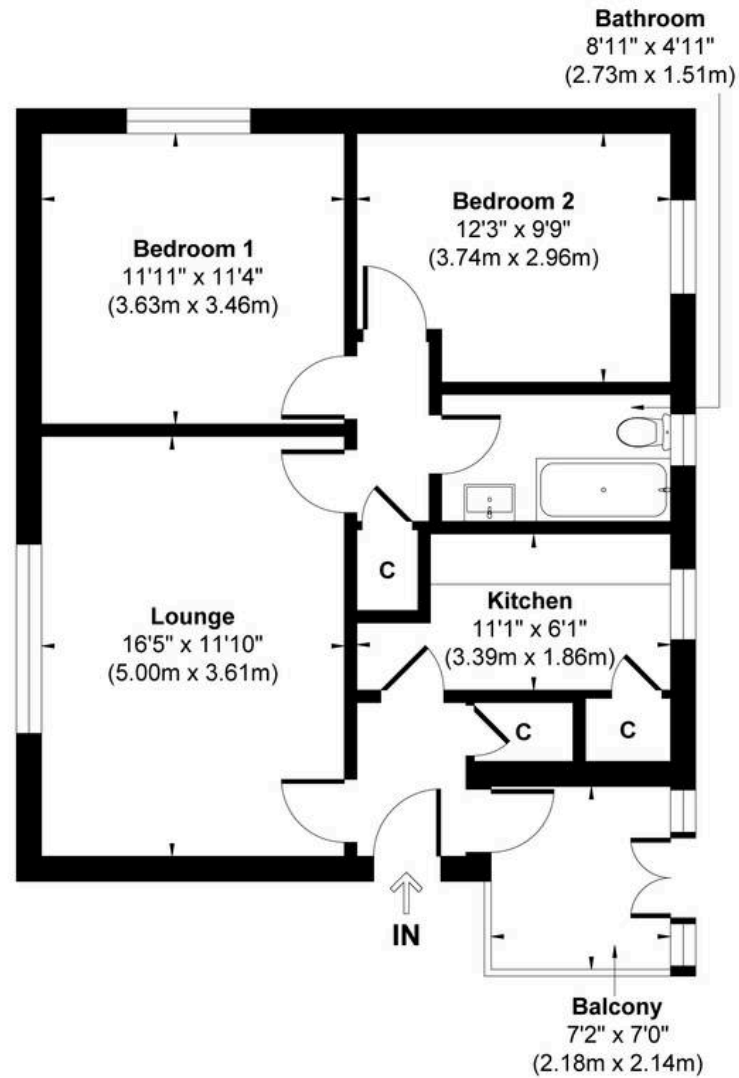
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well presented two bedroom flat.
- Herringbone parquet flooring throughout, spacious lounge and fitted kitchen.
- Private balcony and off-street parking.
- Popular Longbenton location close to local shops, metro stations and bus routes, offering excellent travel links.







Approximate Floor Area  
665 sq.ft  
(61.82 sq.m)

**Approx. Gross Internal Floor Area 665 sq. ft / 61.82 sq. m**

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