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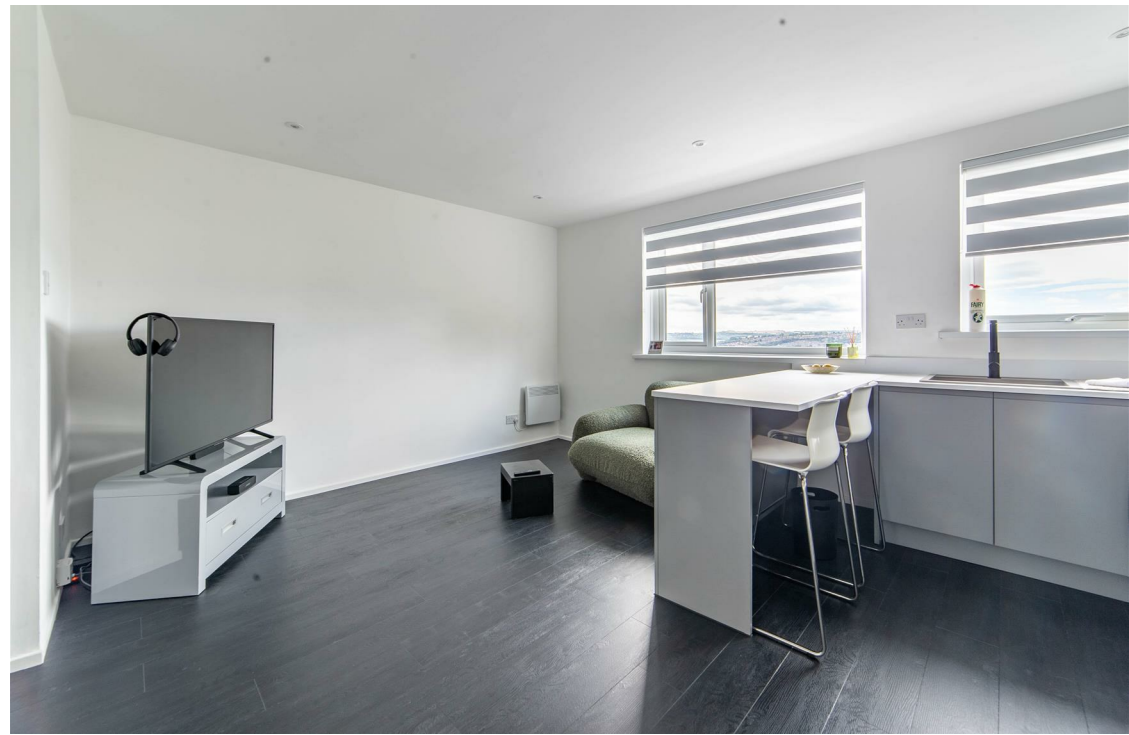
ALDEBURGH AVENUE, NEWCASTLE UPON TYNE, NE15

Offers Over £85,000

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Modern one-bedroom flat on Aldeburgh Avenue in Newcastle Upon Tyne, offering exceptionally well-presented first-floor accommodation with a generous open-plan kitchen/living room.

The property has been thoughtfully presented throughout, with a particularly stylish contemporary kitchen incorporating sleek cabinetry, integrated appliances and a useful breakfast bar. The open-plan layout provides an excellent sense of space, while the generous bedroom, modern bathroom and useful storage add to the practicality of the home.

Aldeburgh Avenue is situated within the Newcastle Upon Tyne area, with a range of local shops, schools, amenities and transport links available nearby. The property also provides convenient access to Newcastle city centre and the wider North East, making it an appealing choice for a first-time buyer, professional or investor.

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The internal accommodation comprises: The property is entered via a private entrance hall, with stairs rising to the first-floor landing. The landing provides access to the principal accommodation, with a useful storage cupboard also incorporated into the layout.

The kitchen/living room is a particularly generous open-plan space, providing an excellent area for both relaxing and entertaining. The contemporary kitchen is fitted with a stylish range of sleek wall and base units, complemented by contrasting work surfaces and integrated appliances. The kitchen incorporates a useful breakfast bar/dining area, creating a natural division between the kitchen and living space. Large rear-facing windows provide excellent natural light and an outlook over the surrounding area, while the generous proportions allow for comfortable living furniture.

The bedroom is a good-sized double room, comfortably accommodating a range of bedroom furniture and benefiting from a large front-facing window. The room is finished in a bright and neutral style, with useful built-in storage.

The accommodation is completed by a modern bathroom, fitted with a contemporary white suite comprising a bath with shower over, wash hand basin and WC. The room is finished with modern wall tiling and benefits from a window providing natural light.

Externally, the property benefits from a private entrance and a paved area immediately to the front, with communal or surrounding areas beyond.



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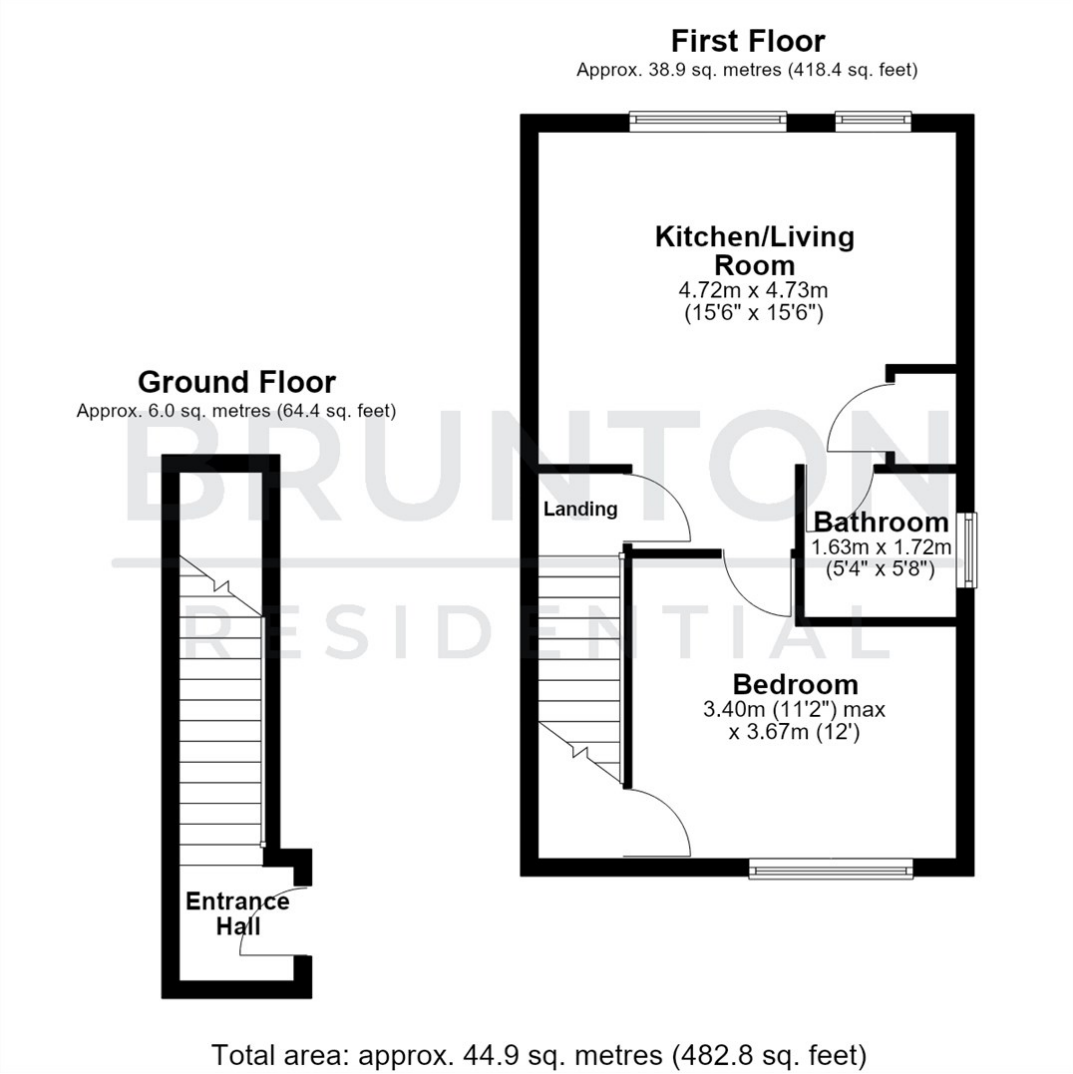
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	