



ASKING PRICE

£169,950

Simonside Terrace

Newcastle Upon Tyne, NE6 5LF

Fresh Property Centre are pleased to present this well-presented three-bedroom upper flat on Simonside Terrace, Newcastle upon Tyne. Upon entering, you are greeted by an entrance lobby that leads to a landing. The lounge provides a comfortable space for relaxation and socialising, while the modern kitchen is equipped to meet all your cooking needs.

The flat boasts three generously sized bedrooms, making it an ideal choice for families or professionals seeking extra space. The bathroom, complete with a WC, is conveniently located to serve all bedrooms.

One of the standout features of this property is the private yard to the rear, providing a lovely outdoor space for enjoying the fresh air or hosting gatherings.

With immediate vacant possession, this flat is ready for you to move in and make it your own. Its prime location just off Chillingham Road means you are within easy reach of local amenities, shops, and transport links, making it a perfect base for both work and leisure.

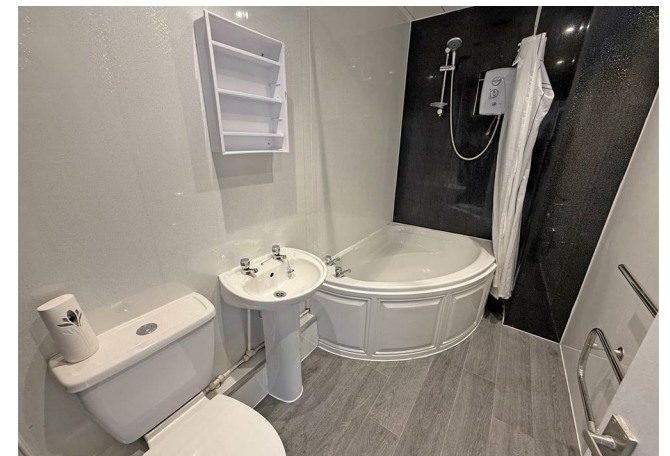
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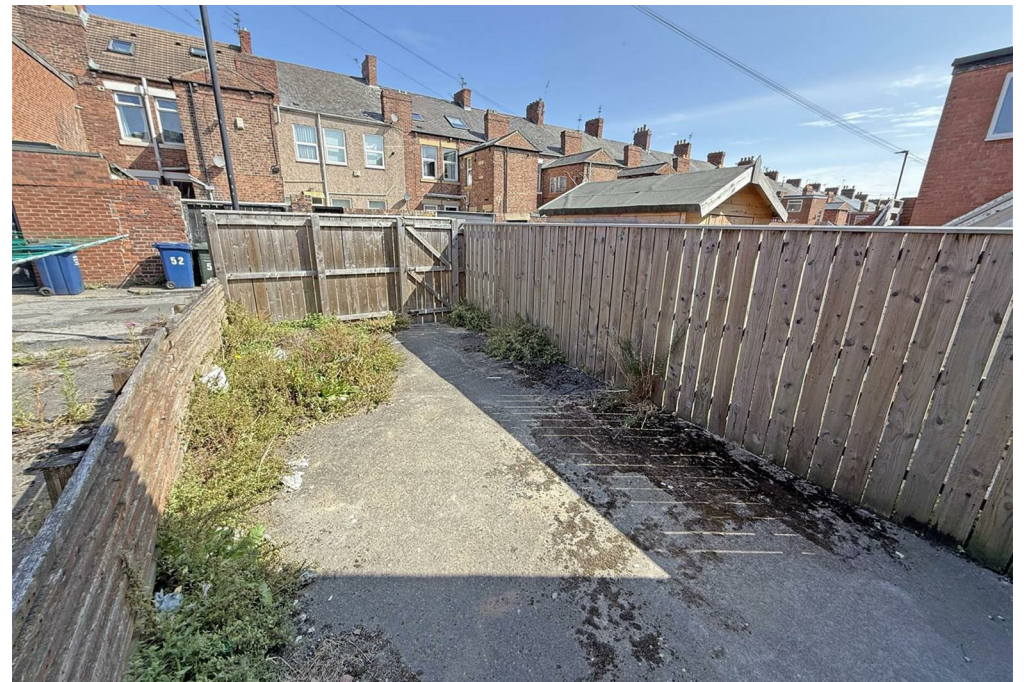


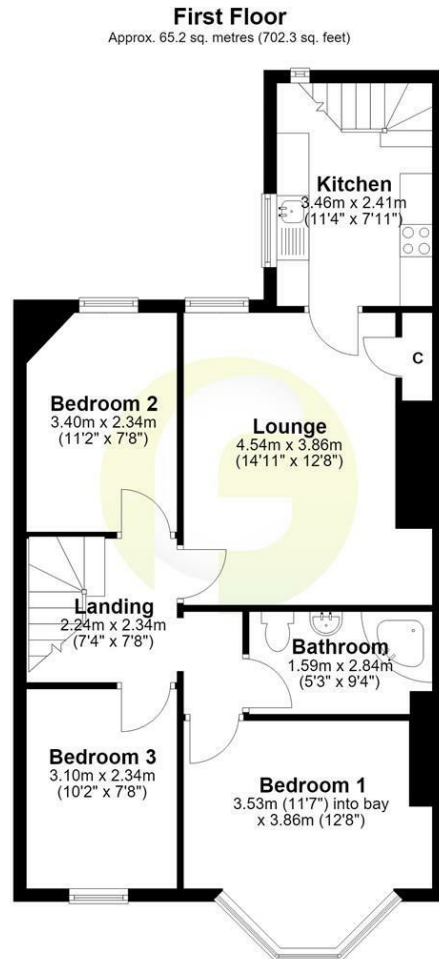
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Total area: approx. 65.2 sq. metres (702.3 sq. feet)

LOCAL AUTHORITY
Newcastle Upon Tyne

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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