



## 2 bed upper flat to buy in NE16

Thornley Close, Wickham, Newcastle upon Tyne, Tyne and Wear, NE16 5TG

# £130,000

 x2  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Two bedrooms
- ✓ First floor flat
- ✓ Situated in Wickham
- ✓ Garden to front and rear
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Ducted Air

## Description

I would like to present an enticing opportunity to purchase this charming two-bedroom first-floor flat, ideally located close to a range of local amenities and excellent transport links in the vibrant village of Whickham.

The accommodation features an inviting entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary adventures. The master bedroom is a tranquil retreat, while the second bedroom offers versatility for guests, a home office, or a cosy reading nook.

Completing the internal layout is a modern shower room, designed for both comfort and convenience. Outside, you'll find a garage nestled in a block, along with a lovely garden to the rear and the side, ideal for enjoying the fresh air or indulging in gardening. This flat harmoniously combines convenience and charm in a sought-after setting.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 940

Annual Ground Rent Amount: £16.00

Price: £130,000

Property Type: Upper Flat

Parking: Garage

Heating: Ducted Air, Gas

## Entrance Hall

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### Lounge

3.74m x 4.89m (12'3" x 16'0")



### Kitchen

2.74m x 2.97m (8'11" x 9'8")



### Master bedroom

4.03m x 3.18m (13'2" x 10'5")



### Bedroom two

2.82m x 2.60m (9'3" x 8'6")



### Shower room



## Side garden

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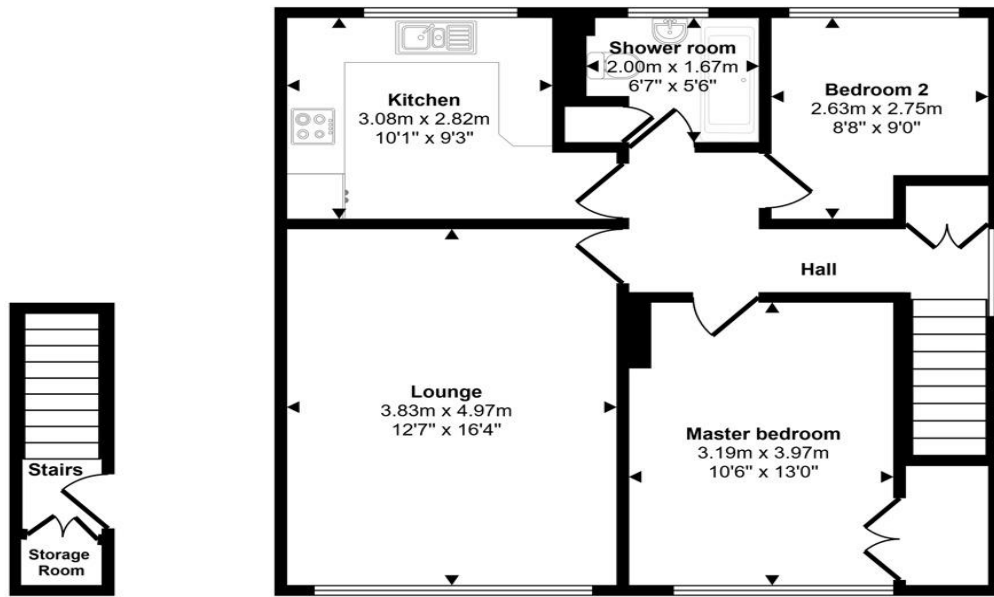
## Rear garden



## Garage



Approx Gross Internal Area  
69 sq m / 742 sq ft



Ground Floor  
Approx 3 sq m / 37 sq ft

First Floor  
Approx 65 sq m / 705 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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