



## 2 bed apartment to buy in NE15

Hawthorn Close, Newcastle upon Tyne,  
Tyne and Wear, NE15 6AG

# £90,000

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedroom Apartment
- ✓ Good Transport Links
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

A fantastic opportunity to acquire this spacious and well-presented first-floor apartment, set within a highly desirable residential development.

Offering bright and comfortable accommodation throughout, the property briefly comprises a secure communal entrance with door-entry intercom system, private entrance area with useful storage cupboard, welcoming hallway, and an impressive lounge ideal for both relaxing and entertaining. The fitted kitchen is well equipped with a range of wall and base units, complementary work surfaces, built-in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashbacks, space for appliances, UPVC double-glazed window, and radiator.

There are two well-proportioned bedrooms together with a bathroom/WC, making this an ideal home for a range of buyers including first-time purchasers, professionals, and investors alike.

Further benefits include no onward chain, gas central heating, and UPVC double glazing throughout.

Perfectly positioned for easy access to Newcastle City Centre, the property also enjoys close proximity to local amenities, popular bars, restaurants, and excellent transport links.

Leasehold: 125 years from 22nd November 2007. Should you proceed with the purchase, this information must be verified by your solicitor.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Price: £90,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Entrance Hall

---

## Lounge

5.50m x 3.10m (18'0" x 10'2")

---

## Kitchen

3.90m x 2.10m (12'9" x 6'10")

---

## Bedroom One

4.00m x 3.00m (13'1" x 9'10")

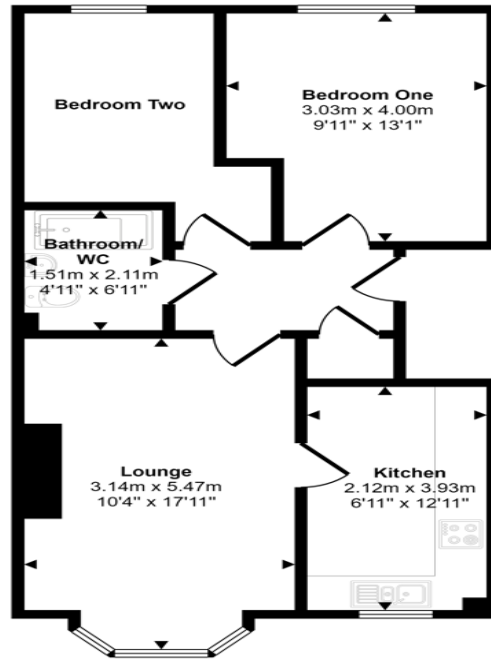
---

## Bedroom Two

---

## Bathroom

Approx Gross Internal Area  
55 sq m / 594 sq ft



Floorplan

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>	<b>S1</b>	<b>S1</b>
(69-80) <b>C</b>		
(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	

Hawthorn Close, Newcastle upon Tyne, Tyne and Wear, NE15 6AG

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.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.

