



## 18 St aidens street, NE8 1YA

Offers Over £80,000

Located on the desirable St. Aidans Street, this spacious first-floor flat offers a fantastic opportunity for those seeking a comfortable and versatile living space. With three well-proportioned bedrooms and the potential to reconfigure the layout to suit your needs, this property can easily accommodate either two reception rooms and two bedrooms or one reception room alongside three bedrooms. The flat features a kitchen equipped with an integrated oven, perfect for culinary enthusiasts, and a four-piece bathroom suite that adds a touch of luxury. While the property does require some cosmetic enhancement, it presents a wonderful chance to personalise your new home and truly make it your own. Conveniently located, residents will benefit from easy access to local amenities and excellent transport links, making daily commutes and errands a breeze. This flat is not just a property; it is a canvas for your imagination, waiting to be transformed into a lovely home. We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Don't miss out on this opportunity to create a space that reflects your personal style in a sought-after location.

**ENTRANCE HALLWAY****FIRST FLOOR LANDING****BEDROOM ONE/LIVING ROOM**

14'4" x 12'4" (4.39m x 3.77m)

**BEDROOM THREE**

9'2" x 7'3" (2.81m x 2.23m)

**LIVING ROOM/DINING ROOM**

14'3" x 10'5" (4.36m x 3.20m)

**BEDROOM TWO**

14'3" x 7'6" (4.36m x 2.31m)

**KITCHEN**

12'2" x 7'8" (3.73m x 2.34m)

**BATHROOM**

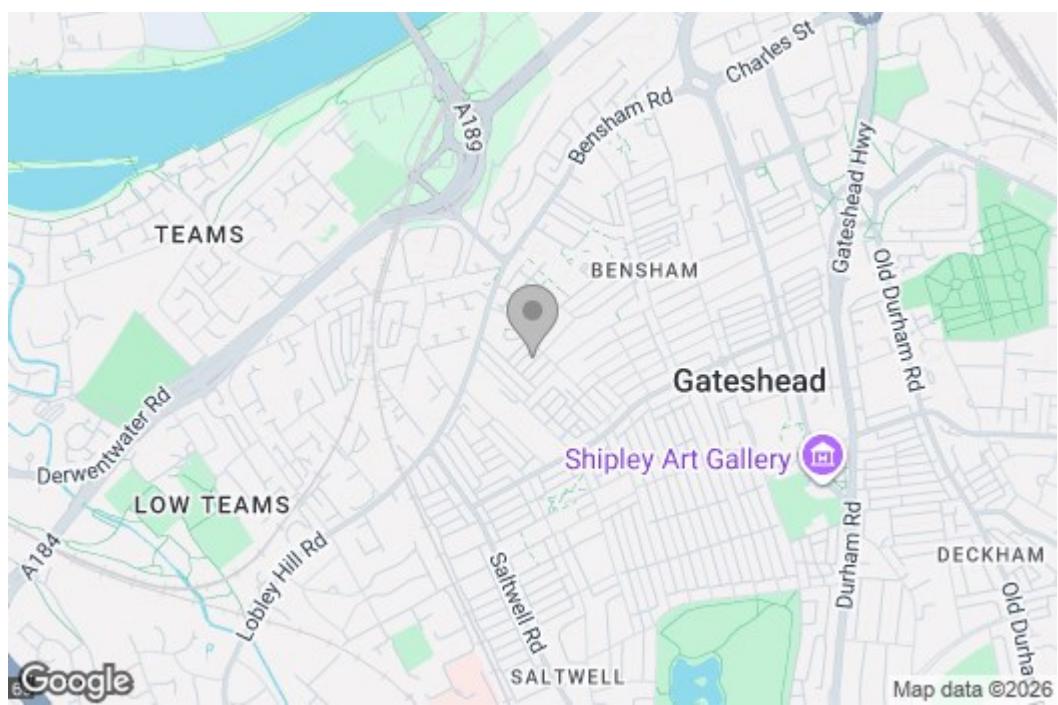
8'2" x 7'3" (2.51m x 2.22m)

**EXTERNAL****Property disclaimer**

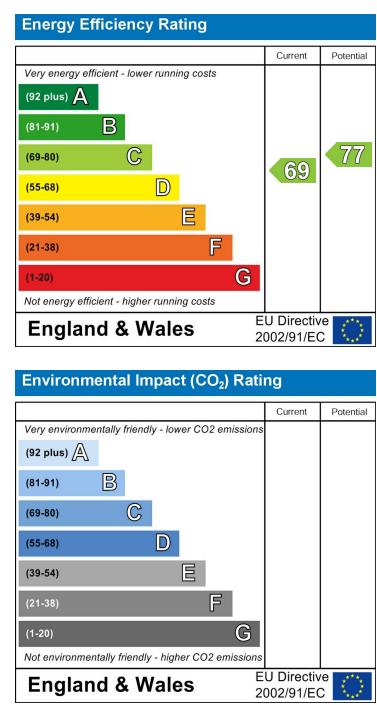
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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, purchaser 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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