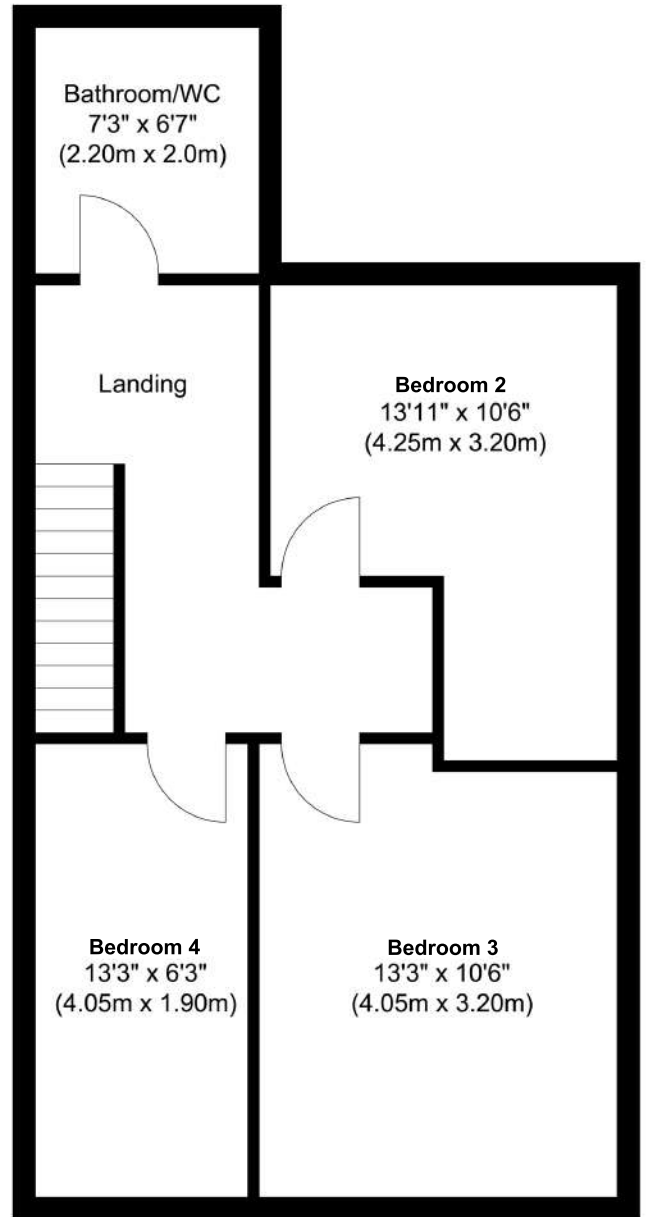
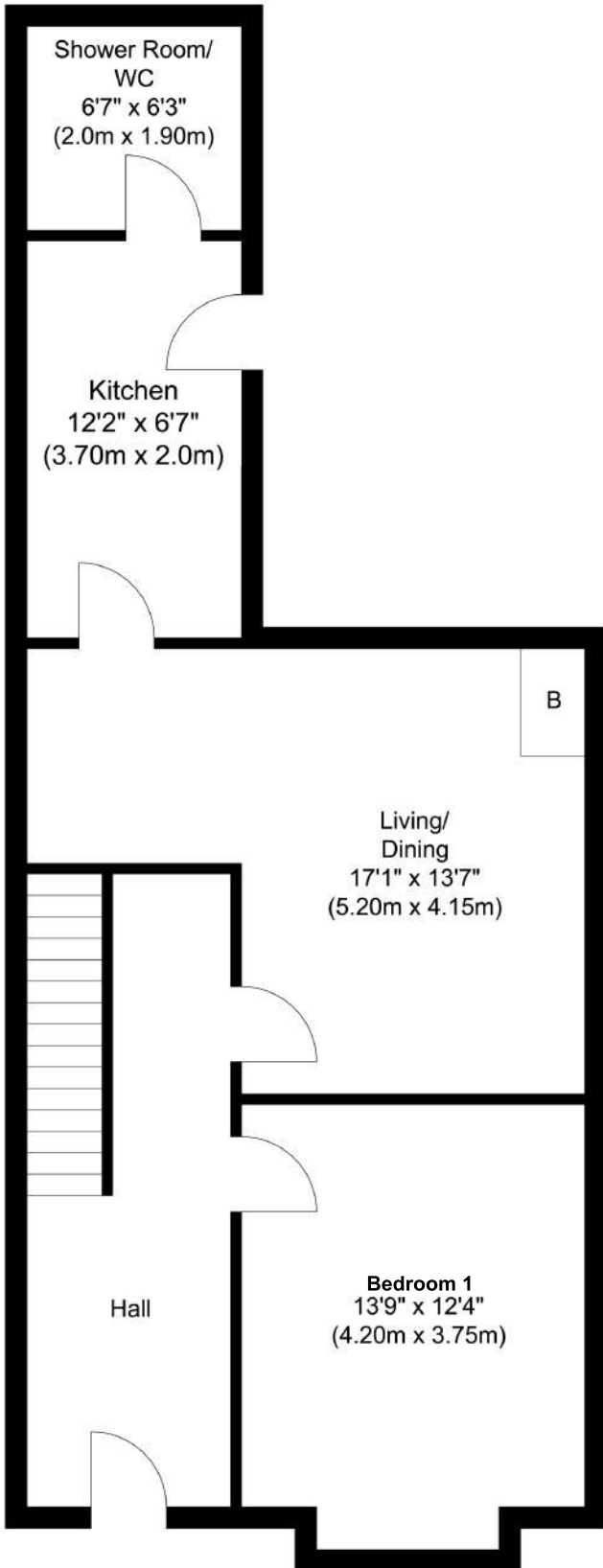


Ground Floor
Approximate Floor Area
579.95 sq.ft
(53.88 sq.m)

First Floor
Approximate Floor Area
505.68 sq.ft
(46.98 sq.m)



131 Croydon Road, Newcastle Upon Tyne, NE4 5LQ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.