













- First Floor Flat
- Leasehold Interest
- Council Tax Band \*A\*
- Close to Amenities
- Resident Parking

- Spacious Lounge-Diner
- Two Bedrooms
- Investment Opportunity
- Communal Gardens
- Metro Station









\*\* Video Tour on our YouTube Channel | https://youtu.be/U6xVSYgGhJM \*\*

SPACIOUS LOUNGE-DINER | FIRST FLOOR FLAT | TWO BEDROOMS

This well-presented two bedroom first floor flat is located in Fawdon- a peaceful area, which benefits from a great choice of local amenities, a Metro station, and the A1 motorway. The property will appeal to first time buyers and those looking for an investment opportunity.

Internally the flat briefly comprises:- entrance hall/stairs which lead into a spacious lounge-diner with an abundance of natural light coming through the floor-to-ceiling window. The kitchen has been fitted with a range of wall and base units offering plenty of storage. There are two good-sized bedrooms- the main one benefitting from large fitted wardrobes to both sides of the room. The family bathroom has been fully tiled and benefits from a shower over the bath.

Externally there are communal gardens and resident parking.

For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

## **Tenure**

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## **First Floor**



## The difference between house and home

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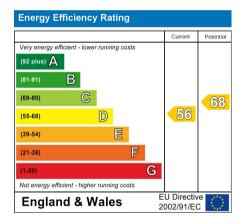
www.janforsterestates.com

Lounge 16'6" x 12'0" (5.04 x 3.68)

Kitchen 9'6" x 9'10" (2.92 x 3.01)

Bedroom One 10'9" x 12'9" (3.29 x 3.90)

Bedroom Two 8'6" x 8'11" (2.60 x 2.73)



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