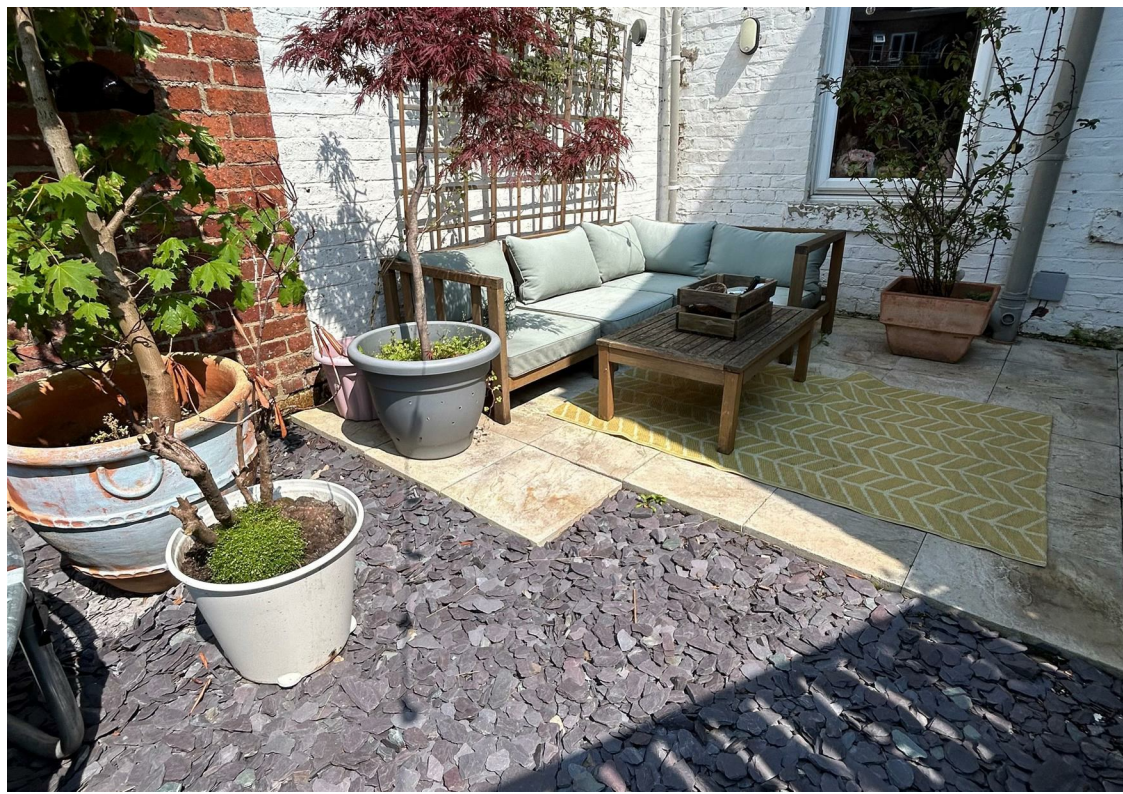






2 1 1

- Sought After Location
- Two Bedrooms
- Gas Central Heating
- Priced to Sell
- Viewing Recommended
- Ground Floor Flat
- Close To Amenities
- Double Glazing
- Council Tax Band \*A\*
- Call For More Information



 **Jan Forster**

**MORE IMAGES  
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 236 2070** for more information

Jan Forster Estates welcome to the market this well-presented ground floor flat, positioned on a sought-after location in South Gosforth.

Conveniently located for access to a fantastic range of local amenities including shops, a supermarket, and South Gosforth Metro station. Paddy Freemans Park is a few minutes' drive away and Newcastle City Centre is also within easy reach.

Internally the recently refurbished accommodation briefly comprises: - entrance hall, lounge with feature fireplace, kitchen, two good sized bedrooms and a shower room/wc. The property further benefits from gas central heating and double glazing. Externally there is a charming yard to the rear with a patio area.

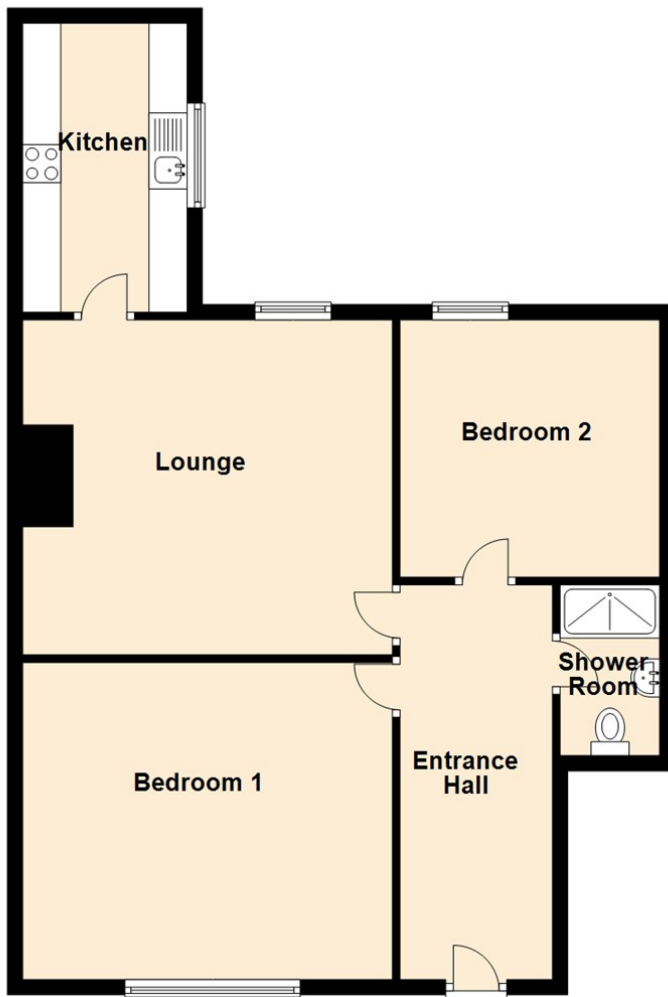
Viewings are a must to appreciate the accommodation on offer. For more information, please call our Gosforth office on 0191 236 2070.

#### Tenure

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


Council Tax band \*A\*

## Ground Floor



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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 &amp; Wales</b>	EU Directive 2002/91/EC 	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



[www.janforsterestates.com](http://www.janforsterestates.com)

