





- Ideal First Time Buy
- Ground Floor
- Gas Central Heating
- Transport Links Nearby
- Viewing Recommended
- Two Bedrooms
- Close To Amenities
- Double Glazing
- Council Tax Band \*A\*
- Call For More Information





Jan Forster Estates welcome to the market this charming, two-bedroom, ground-floor flat.

Positioned on Kirkwood Drive, convenient for access to local shops at Kingston Park and Kenton Park shopping centres and there are also bus services and good road and Metro links nearby.

Internally the property briefly comprises; bright and airy lounge with box bay window, kitchen with fitted units, two bedrooms, and a modern bathroom/w.c. with shower over the bath and a vanity unit with storage. Further benefits include gas central heating and double glazing.

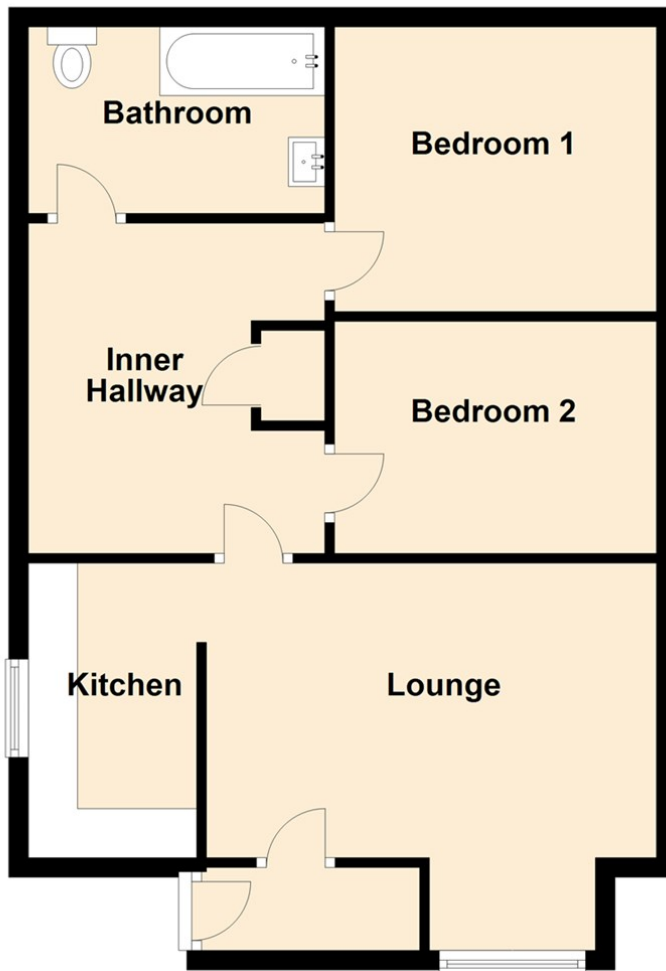
This property will appeal in particular to first-time buyers and early viewing is highly recommended. Please call 0191 236 2070 for more information.

#### Tenure

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

Council Tax band \*A\*.

## Ground Floor



## The difference between house and home

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Lounge 14'9" x 13'10" (4.52 x 4.24)

Kitchen 9'9" x 5'7" (2.99 x 1.71)

Bedroom One 10'6" x 9'5" (3.21 x 2.88)

Bedroom Two 7'8" x 10'9" (2.35 x 3.28)

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>		<b>68</b>
(55-68) <b>D</b>	<b>53</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	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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

