







- First Floor Flat
- Two Bedrooms
- Gas Central Heating
- Close to Park
- Transport Links
- No Upper Chain
- Double Glazing
- Popular Area
- Local Facilities
- Council Tax Band \*A\*





## POPULAR AREA | NO UPPER CHAIN | TWO BEDROOMS

Jan Forster Estates welcome to the market this two bedroom first floor flat on Eastbourne Avenue in Gateshead. The home is offered with the benefit of no upper chain and is ideal for first time buyers or smaller families.

The property is located within a popular residential area close to excellent transport links, and a wide range of local amenities. Nature lovers and families will also appreciate the proximity to the much-loved Saltwell Park – perfect for weekend strolls, picnics, and family days out.

Briefly comprising; entrance and stairs to the first floor landing, spacious lounge/dining room, two good sized bedrooms, kitchen with fitted units and a modern bathroom WC. The property benefits from gas central heating and double glazing. Externally, there is on street parking.

Viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

### Tenure

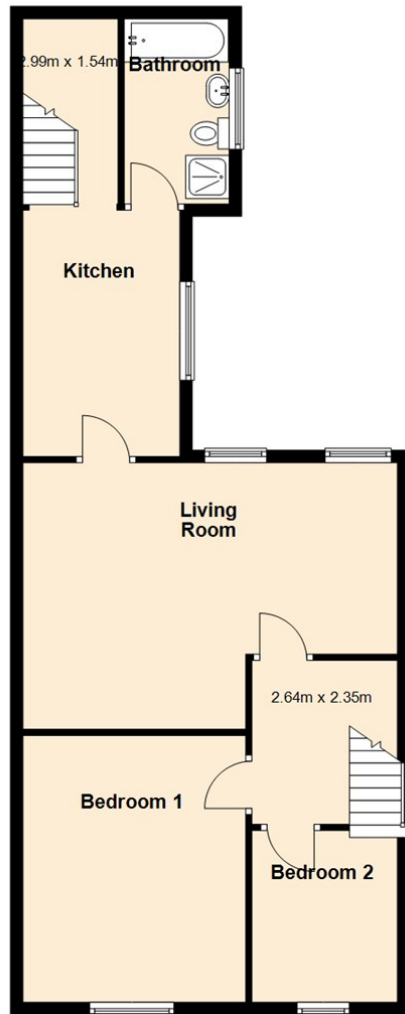
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.





First Floor



Lounge 14'0" x 19'11" (4.29 x 6.09)

Kitchen 7'7" x 12'11" (2.33 x 3.96)

Bedroom One 14'1" x 11'9" (4.30 x 3.60)

Bedroom Two 9'6" x 7'8" (2.90 x 2.35)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

