





- First Floor Flat
- Popular Area
- Close To Riverside
- Gas Central Heating
- Great Transport Links
- Well-Presented
- Two Bedrooms
- Communal Courtyard
- Local Facilities Nearby
- Council Tax Band \*B\*





Jan Forster Estates welcome to the sale market this charming first floor flat, located within the popular Staithes development in Gateshead. The property will appeal to a variety of buyers, including investors and first-time buyers.

Ideally located near the historic Dunston Staiths, a Grade II listed structure, the development offers a stunning Riverside location and is convenient for access to local amenities. The homes have been designed with a focus on pedestrian-friendly spaces and communal landscaped courtyards. The area is also convenient for access to a wealth of local amenities and transport links.

Accessed via a communal entrance hallway with stairs to the first floor, the property briefly comprises: - entrance hallway, bright and airy lounge, well-appointed kitchen with top and floor units and integrated oven and hob, two double bedrooms and a modern family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is a private courtyard located to the rear of the property.



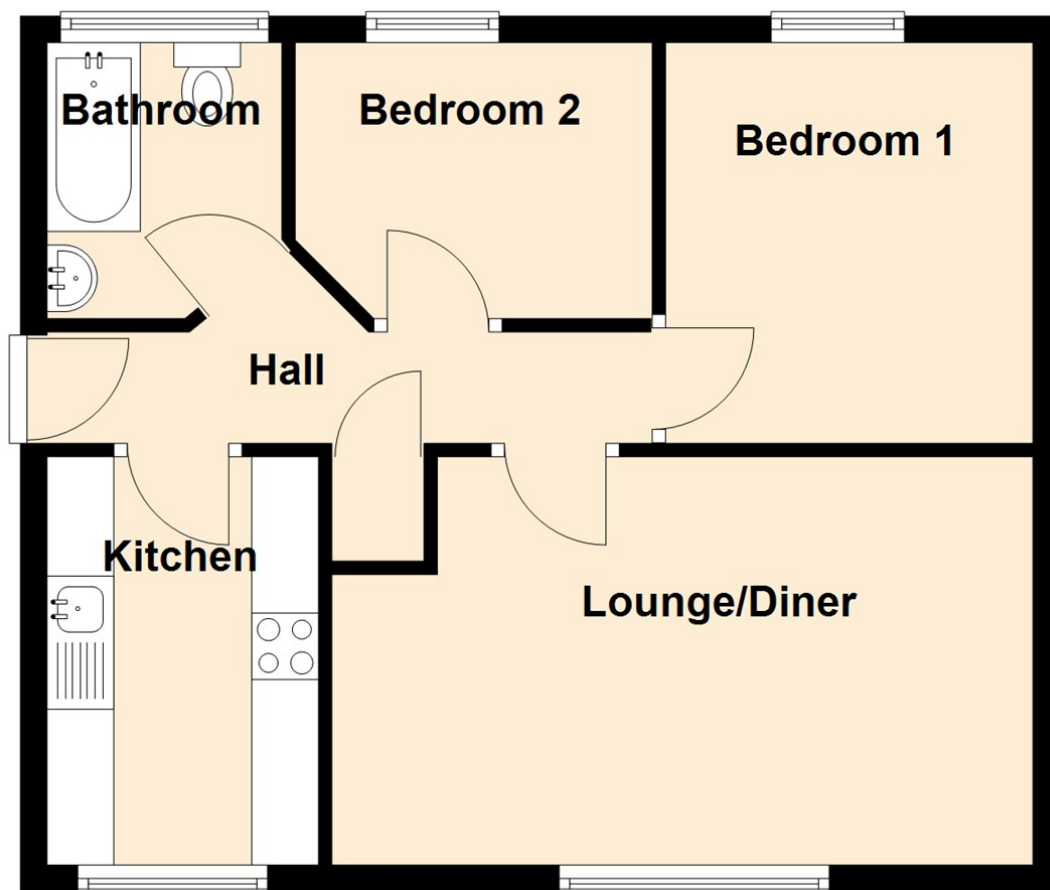
We anticipate a high level of interest. For more information and to book a viewing, please, call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*B\*.

## First Floor



Lounge 11'3" x 15'5" (3.45 x 4.71)

Kitchen 8'9" x 8'8" (2.68 x 2.65)

Bedroom One 11'4" x 8'9" (3.47 x 2.68)

Bedroom Two 7'9" x 9'6" (2.38 x 2.92)

| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          | 81      | 81        |
| (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<br><small>EU Directive 2002/91/EC</small> |         |           |

## 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.



[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

