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- In Need of Modernisation
- One & Two Bedroom Flats
- Local Facilities Nearby
- Council Tax Band \*A\*
- Viewing Essential
- Investment Opportunities
- Popular Area
- Transport Links
- Freehold
- Call For More Information







Jan Forster Estates welcome to the sale market this pair of flats. These properties are in need of modernisation and offer good investment opportunities. Offered for sale with the benefit of no upper chain.

The ground floor flat briefly comprises: entrance hallway with a handy storage cupboard, spacious lounge that opens to the kitchen with top and floor units and access to the rear yard, one double bedroom and a bathroom WC.

The first floor flat briefly comprises: entrance hallway, open plan living space featuring a lounge and a kitchen with top and floor units, two bedrooms and a bathroom WC.

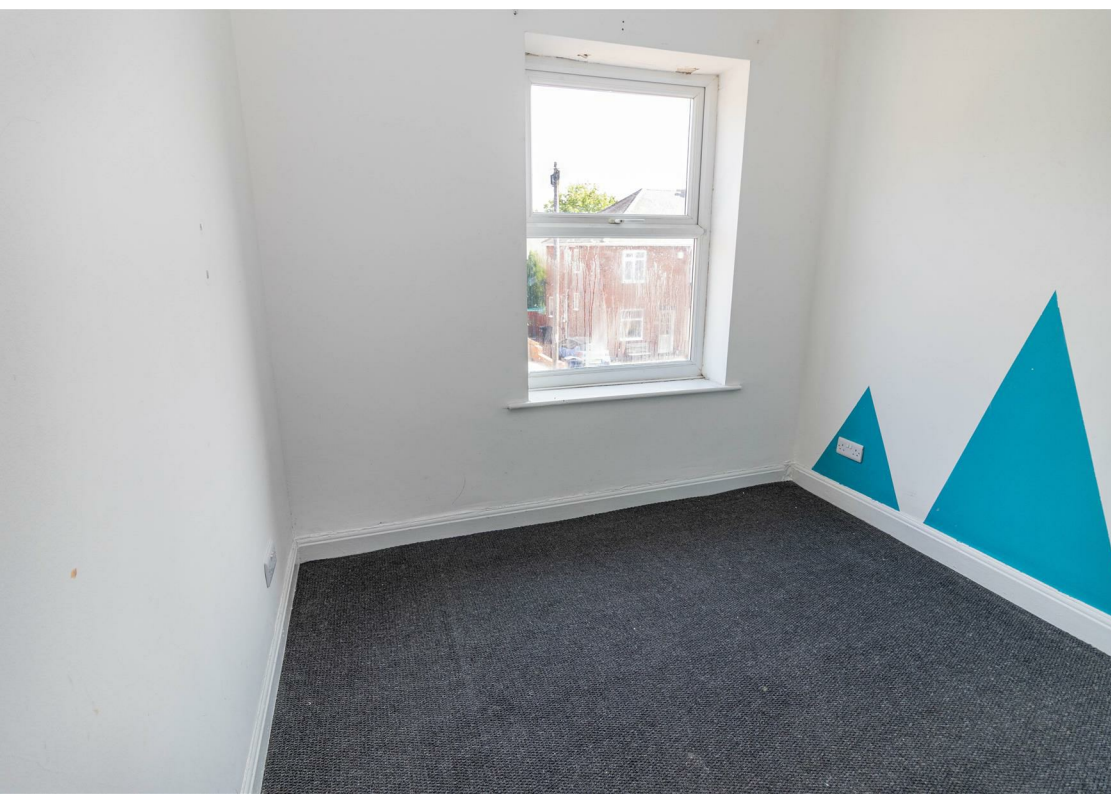
The property/ies is located within a popular residential area, close to excellent transport links, making commuting into Newcastle and the wider region effortless. A wide range of handy local amenities are nearby, including shops, cafes and schools. Nature lovers and families will also appreciate the proximity to the much-loved Saltwell Park- perfect for weekend strolls, picnics, and family days out.

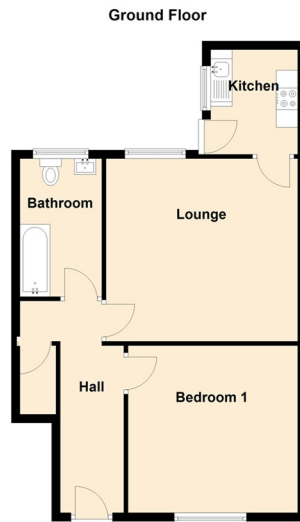
For more information and to book a viewing, please, call our sales office on 0191 236 2070.

#### Tenure

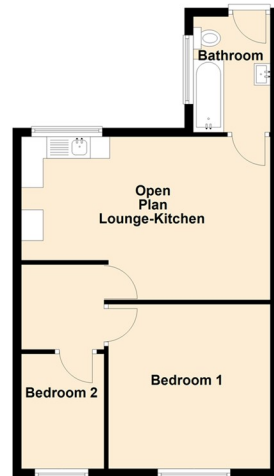
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Both flats are Council Tax band \*A\*





Ground Floor



Ground Floor Flat - Lounge 14'5" x 13'10" (4.41 x 4.24)

Ground Floor Flat - Kitchen 7'11" x 6'7" (2.43 x 2.02)

Ground Floor Flat - Bedroom One 13'8" x 12'8" (4.17 x 3.87)

First Floor Flat - Lounge 14'5" x 14'2" (4.41 x 4.33)

First Floor Flat - Kitchen Area 9'4" x 6'5" (2.85 x 1.98)

First Floor Flat - Bedroom One 12'3" x 12'2" (3.75 x 3.71)

First Floor Flat - Bedroom Two 9'0" x 9'0" (2.76 x 2.75)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

