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- Popular Location
- Well Presented
- Ideal Time Buy
- Leasehold
- Viewing Recommended
- Three Bedrooms
- First Floor Flat
- Close To Local Amenities
- Council Tax Band: A
- Call For More Information





Offered for sale with no upper chain this well presented, three-bedroom, first floor flat will appeal to a variety of buyers including first time, couples and down sizers.

The location is convenient for access to excellent amenities and transport links, offering easy access to Gateshead, Newcastle city centre, and surrounding areas. Felling itself is a well-established community with a mix of traditional charm and modern conveniences. The area benefits from good local schools, nearby shopping facilities, parks, and services, as well as proximity to Felling Metro Station and major road links such as the A184 and A1(M), making it a highly practical base for commuting and everyday living.

Internally, the flat offers a well-balanced layout comprising an entrance lobby and stairs to the first floor, a bright and airy lounge featuring a stylish electric fire, a modern fitted kitchen with integrated appliances, and three generously sized bedrooms, the main with built-in wardrobes. The bathroom is fitted with a three-piece suite including a shower over the bath. The property further benefits from gas central heating and partial double glazing.

Externally, there is a shared yard to the rear and convenient on-street parking available.

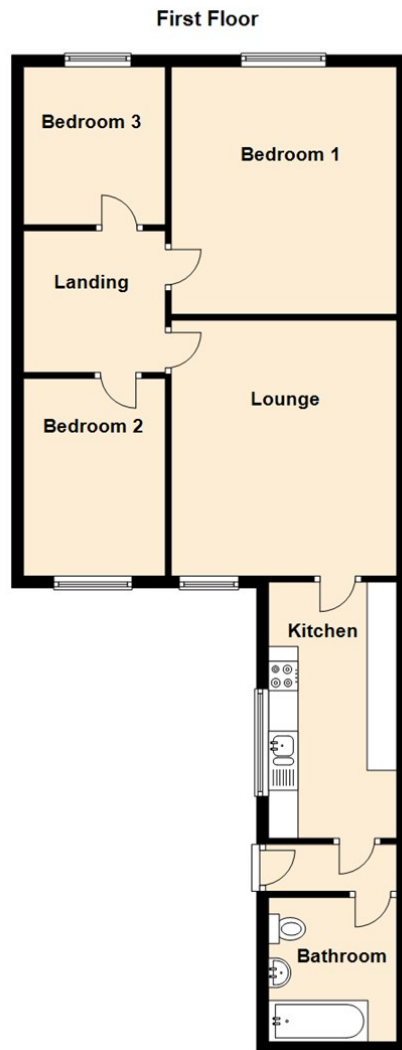
For more information and to book your viewing, please call our team on 0191 236 2070.

Tenure

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

Council Tax band: A





Lounge 14'2" x 12'6" (4.34 x 3.82)

Kitchen 14'3" x 7'1" (4.36 x 2.16)

Bedroom One 13'8" x 12'6" (4.18 x 3.82)

Bedroom Two 10'9" x 7'10" (3.29 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

