





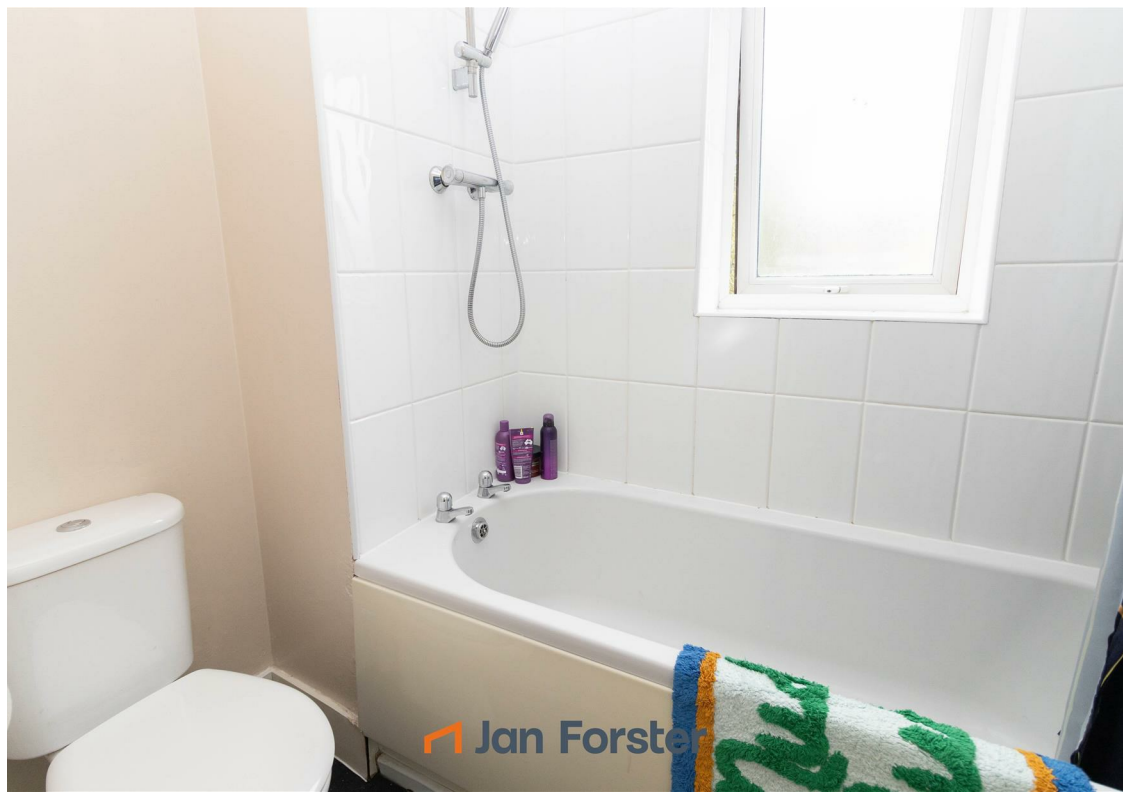
 Jan Forster



- Riverside Location
- Terraced Home
- Ground Floor WC
- Off Street Parking
- Leasehold
- No Upper Chain
- Two Bedrooms
- Well Presented
- Juliet Balcony
- Viewing A Must



 Jan Forster



 Jan Forster



**** Video Tour on Our YouTube Channel | <https://youtu.be/K5mb3MghYfs> ****

This two-bedroom, terraced home is nestled in April Courtyard, on the scenic South bank of the River Tyne in Gateshead. Offered for sale with the benefit of no upper chain.

Part of an exceptional development, the property is located in a thoughtfully designed community that balances modern style with sustainability. The area features pedestrian-friendly spaces and landscaped communal courtyards, all ideally positioned near the historic Grade II listed Dunston Staiths. This Riverside location provides easy access to a wide range of local amenities, making it both convenient and desirable.

Internally, the property briefly comprises a welcoming hallway, a ground floor WC, a bright and airy lounge with French doors leading to the rear garden, and a modern kitchen fitted with units and integrated oven and hob. To the first floor, there are two generously sized bedrooms. The main bedroom features French doors opening onto a Juliet balcony. A three-piece family bathroom completes the first-floor layout. The home benefits from gas central heating and double glazing throughout.

Externally, there is a lawned garden to the rear complete with a convenient bicycle shed and there is off-street parking available.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

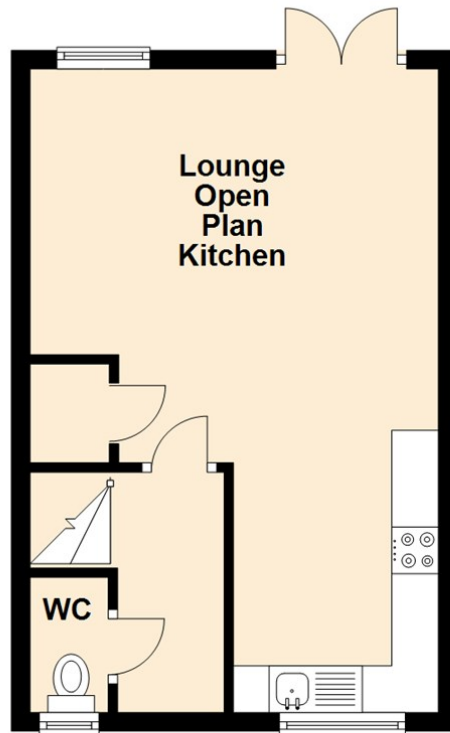
Tenure

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

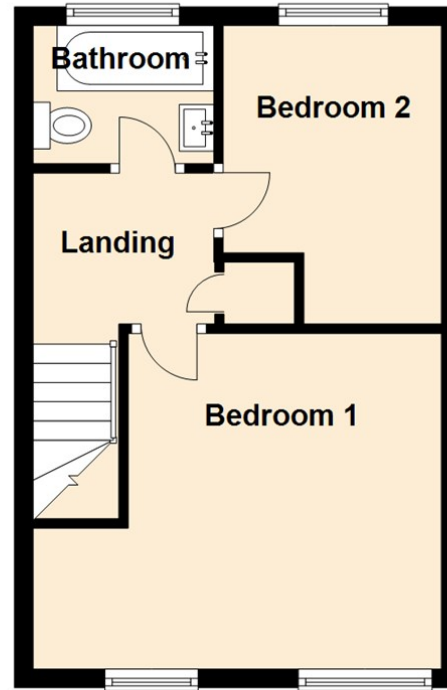
Council Tax band: B



Ground Floor



First Floor



Lounge 13'10" x 14'2" (4.23 x 4.34)

Kitchen 8'7" x 7'6" (2.64 x 2.29)

Bedroom One 11'9" x 14'3" (3.59 x 4.36)

Bedroom Two 7'2" x 11'1" (2.19 x 3.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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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