



 Jan Forster



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- Ideal First Time Buy
- No Onward Chain
- Second Floor
- One Bedroom
- Popular Location
- Walking Distance to Metro
- Leasehold
- Central Location
- Close To Shops
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/dr4HUbkvBBc>
**

Welcome to this delightful, second-floor flat, ideally located in Witton Court, Fawdon. Perfectly suited to first-time buyers, downsizers, or investors, this delightful property is offered for sale with the benefit of no onward chain.

The location is close to local shops and within easy walking distance of Fawdon Metro Station, with excellent connectivity to the wider Newcastle area. For those with vehicles, the availability of resident parking bays adds further convenience.

The building benefits from both communal stairs and a lift, making access effortless for all residents. Inside, the flat opens into a spacious and light-filled reception room, where dual-aspect windows create a bright and welcoming atmosphere. The generous double bedroom offers a peaceful space to unwind, while the kitchen comes equipped with a selection of fitted units and an integrated oven and hob. A bathroom WC with an overhead shower completes the accommodation. The property also features electric heating and double glazing for added comfort and efficiency.

Don't miss your chance to view this fantastic flat and see the potential it has to offer. For more information, please call 0191 236 2070.

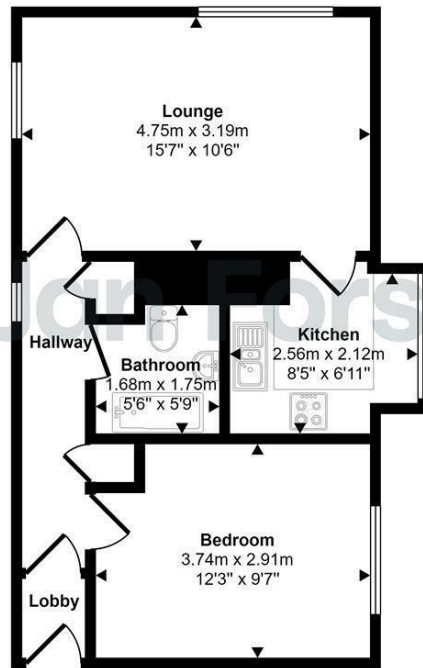
Tenure

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

Council Tax Band: A



Approx Gross Internal Area
42 sq m / 456 sq ft



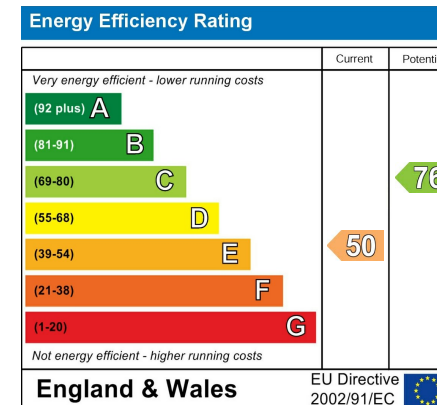
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 15'7" x 10'5" (4.75 x 3.19)

Kitchen 8'4" x 6'11" (2.56 x 2.12)

Bedroom 12'3" x 9'6" (3.74 x 2.91)



The difference between house and home

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