





- Modern
- Ground Floor
- Basement
- Council Tax Band \*A\*
- Private Rear Yard
- No Upper Chain
- Two Bedrooms
- Leasehold
- Transport Links
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/FYmPCS\\_zbfA](https://youtu.be/FYmPCS_zbfA) \*\*

Jan Forster Estates welcome to the market this well presented two bedroom ground floor flat which is offered for sale with the benefit of no onward chain.

The property is positioned close to excellent transport links and local amenities and will appeal to a variety of buyers.

Briefly comprising; entrance hallway, two bedrooms; the main with a bay window, lounge, modern fitted kitchen with a range of wall and floor units and and there is a modern shower room WC with under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is a private rear yard accessed via a roller shutter door and a basement proving excellent space for storage or workshop.

Early viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

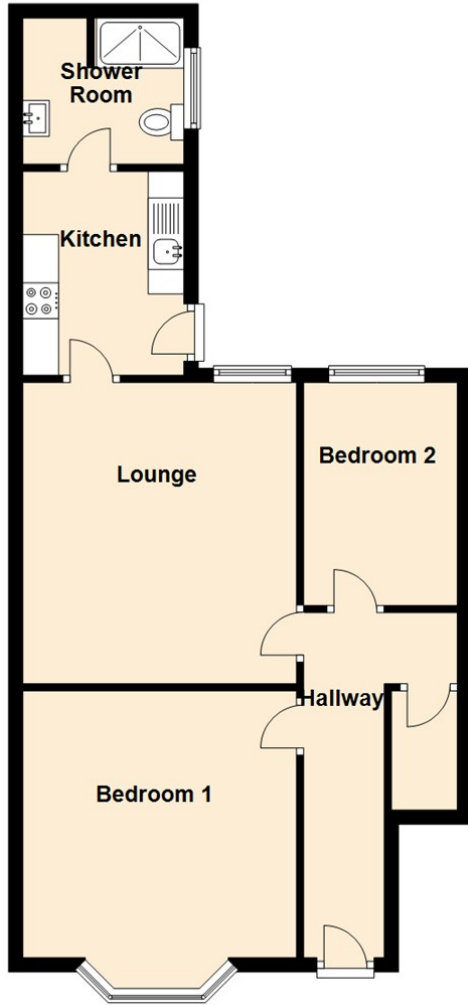
#### Tenure

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

Council Tax band \*A\*



**Ground Floor**



**The difference between house and home**

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Lounge 13'10" x 12'7" (4.22 x 3.84)

Kitchen 9'4" x 7'3" (2.85 x 2.22)

Bedroom One 12'7" x 12'4" (3.84 x 3.78)

Bedroom Two 10'2" x 6'11" (3.12 x 2.12)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



[www.janforsterstates.com](http://www.janforsterstates.com)

