







- Freehold
- Two Bedrooms
- Popular Location
- Private Rear Yard
- Mid Terrace
- Investors Only
- Council Tax Band \*A\*
- Call For More Information







Jan Forster Estates welcome to the market this two bedroom mid terrace property. The property is currently tenanted and will appeal to the investment market only.

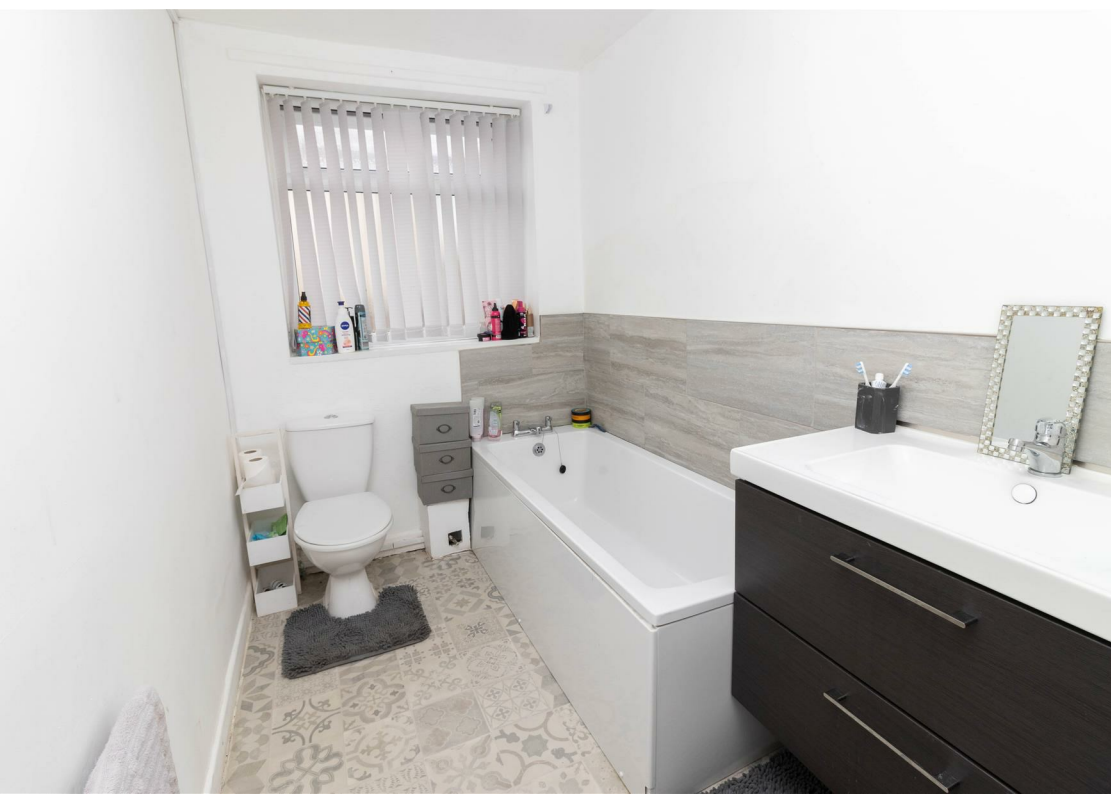
Located within a popular residential area viewings come highly recommended.

Internally the property briefly comprises; lounge, spacious kitchen-diner with fitted units, integrated hob and eye-level oven and there is a spacious bathroom WC with under-sink storage. To the first floor there are two double bedrooms; both with built-in wardrobes. The property benefits from gas central heating and double glazing. Externally there is enclosed yard to the rear and communal gardens to the front.

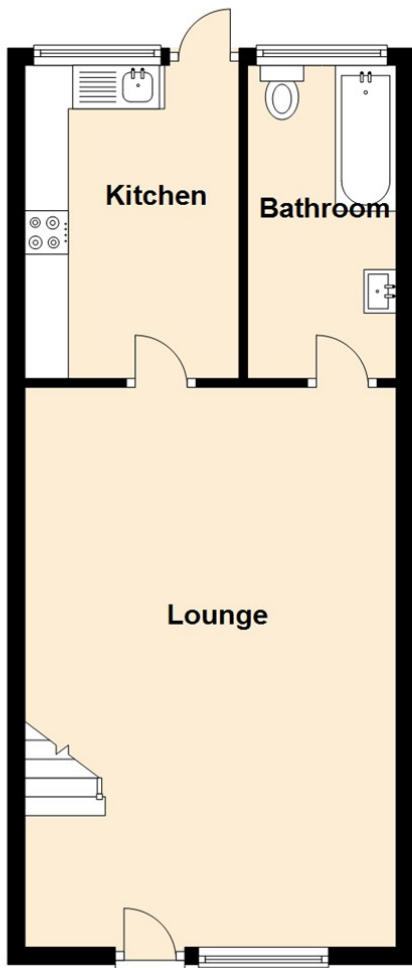
#### Tenure

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

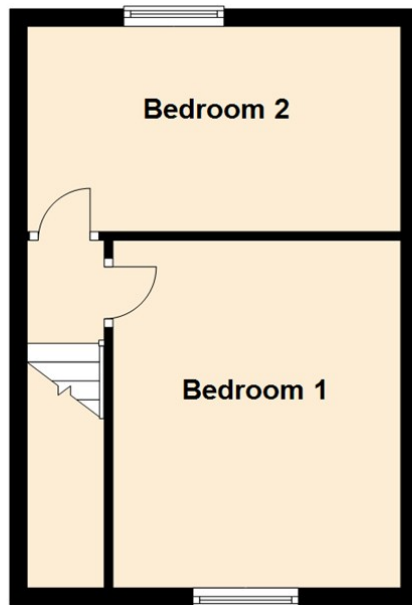
Council Tax band \*A\*



### Ground Floor



### First Floor



Lounge 21'1" x 14'9" (6.43 x 4.51)

Kitchen 8'2" x 11'10" (2.49 x 3.62)

Bedroom One 11'7" x 13'1" (3.54 x 3.99)

Bedroom Two 7'10" x 15'0" (2.40 x 4.58)

## The difference between house and home

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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>		
(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	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
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