



 **Jan Forster**

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Stanton Street | Arthurs Hill | Newcastle Upon Tyne | NE4 5LE

Offers Over £110,000



- Ground Floor Flat
- Two Bedrooms
- On-Street Parking
- Local Amenities
- Leasehold Interest
- Well-Presented
- Ample Storage
- Shared Rear Yard
- Transport Links
- Council Tax Band: A



** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g234c0> **

Jan Forster Estates welcome to the sale market this well-presented, two-bedroom ground floor flat on Stanton Street in Arthurs Hill- just a short distance away from Newcastle city centre.

The property is situated close to a range of everyday amenities including local shops, supermarkets and schools. Residents benefit from good public transport links, with regular bus services running along nearby main routes into Newcastle, making it easy to reach the city centre and surrounding neighbourhoods. Newcastle city centre itself is only a short distance away, offering major shopping, leisure, cultural and transport facilities.

The accommodation briefly comprises: entrance porch, hallway with a convenient storage cupboard, an inviting lounge-diner leading through to the well-appointed kitchen with a door to the rear, along with a modern shower room and an additional useful storage cupboard. There are also two well-proportioned bedrooms- the main one benefitting from an attractive bay window that enhances the sense of light and space.

Externally, there is available on-street parking and a small town garden to the front. To the rear, you can find a shared yard.

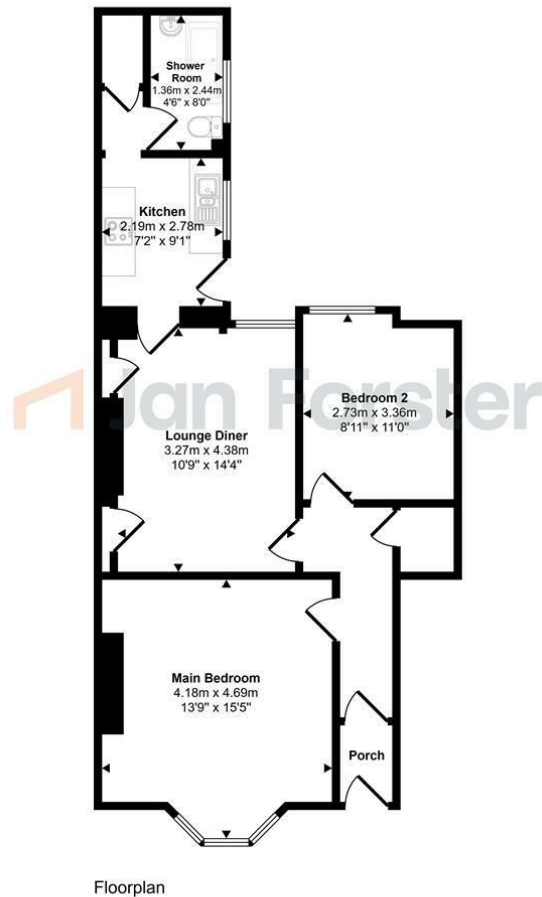
For more information and to book a viewing, please call our sales team on 0191 236 2070.

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
65 sq m / 699 sq ft



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.

The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	

Contact Us: 0191 236 2070

