



 **Jan Forster**

Ferndene Grove | High Heaton | Newcastle Upon Tyne | NE7 7PL
Price £160,000

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We are delighted to offer for sale this well-presented two-bedroom ground floor flat, ideally situated in the popular Ferndene Grove in High Heaton. Offered for sale with no onward chain, this attractive property represents an excellent opportunity for first-time buyers, downsizers or investors alike.

High Heaton is a sought-after location, well known for its strong community feel and convenient access to a wide range of local amenities, including shops, cafés, supermarkets and leisure facilities. The area is particularly well served by reputable schools and benefits from excellent transport links, with regular bus services and easy access to major road networks, providing straightforward routes into Newcastle city centre, the Coast and surrounding areas. Nearby green spaces and parks further enhance the appeal of the location.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable and well-proportioned lounge, a modern fitted kitchen with fitted units and an integrated oven and hob, two good-sized bedrooms and a family bathroom with WC with overhead shower. The property further benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout the year.

Externally, the flat enjoys a pleasant garden to the rear, providing useful outdoor space for relaxation or entertaining.

For further information or to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

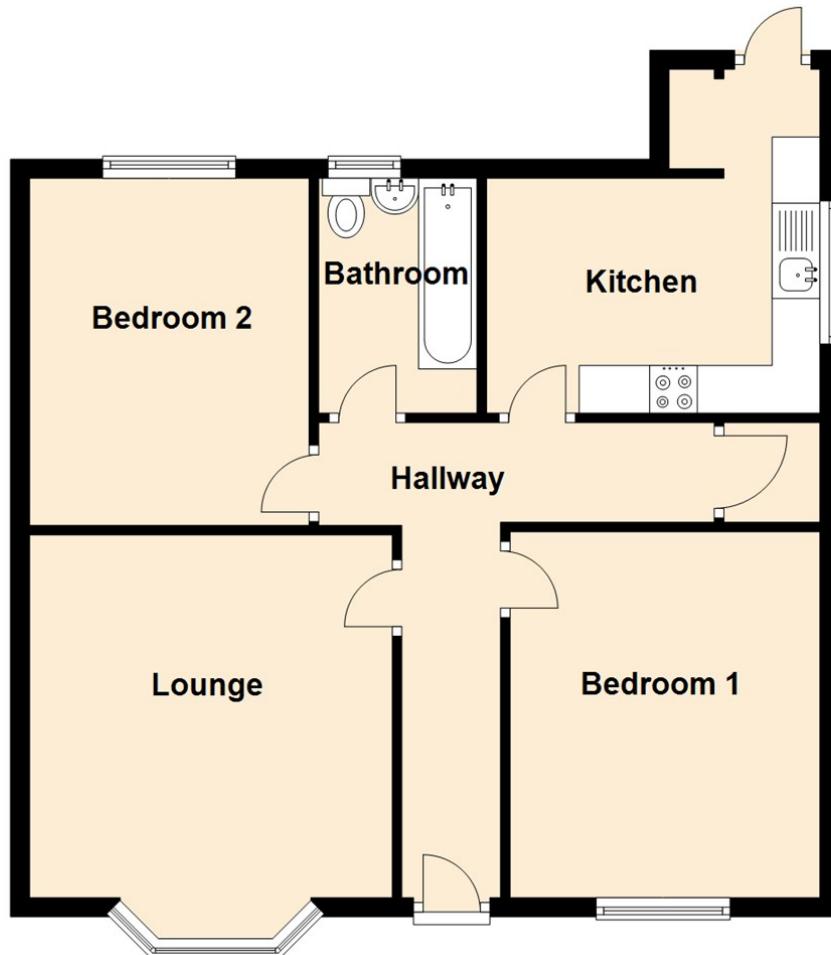
Tenure:

The agent understands the property to be leasehold; however, this should be confirmed by a licensed legal representative.

Council Tax Band: A



Ground Floor



Lounge 12'2" x 12'5" (3.71 x 3.79)

Kitchen 10'7" x 11'10" (3.25 x 3.63)

Bedroom One 12'2" x 12'5" (3.71 x 3.79)

Bedroom Two 11'10" x 10'3" (3.61 x 3.13)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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Contact Us: 0191 236 2070

