



 **Jan Forster**

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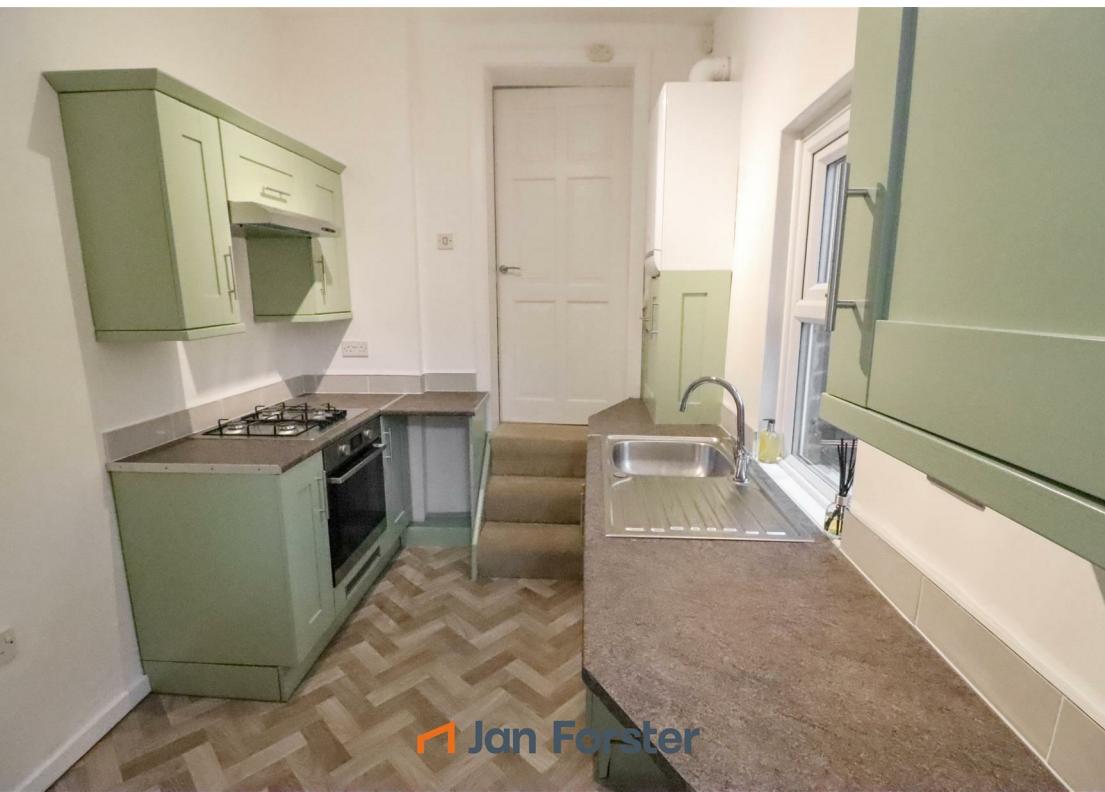
Gosforth Terrace | Pelaw | Gateshead | NE10 0RA
Offers Over £95,000



 **Jan Forster**



- **Upper-Floor Flat**
- **Beautifully Refurbished**
- **Contemporary Kitchen**
- **Modern Bathroom**
- **Transport Links**
- **No Upper Chain**
- **Two Bedrooms**
- **Dedicated Dining Area**
- **Local Facilities**
- **Council Tax Band: A**



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Jan Forster Estates welcome to the market this beautifully refurbished upper-floor flat in Pelaw, Gateshead. Offered for sale with the benefit of no upper chain, this property presents an excellent opportunity for first-time buyers or investors, and is sure to attract a wide range of interest.

The accommodation briefly comprises: a spacious lounge- with feature fireplace, that opens to the dining room, contemporary well-appointed kitchen with both top and floor units, two well-proportioned bedrooms and a modern bathroom WC with a showerhead over the bath for added convenience. Externally, there is an easy to maintain yard to the rear.

Perfectly positioned for convenience, the property enjoys excellent transport links with Pelaw metro station and major road networks close by, providing easy access to Newcastle city centre, Gateshead, South Shields, and the wider Tyne and Wear area. A great selection of local amenities are nearby, including supermarkets, independent shops, cafés, and everyday services. For those who enjoy the outdoors, several parks and green spaces are right on your doorstep, offering ideal spots for leisure and relaxation.

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

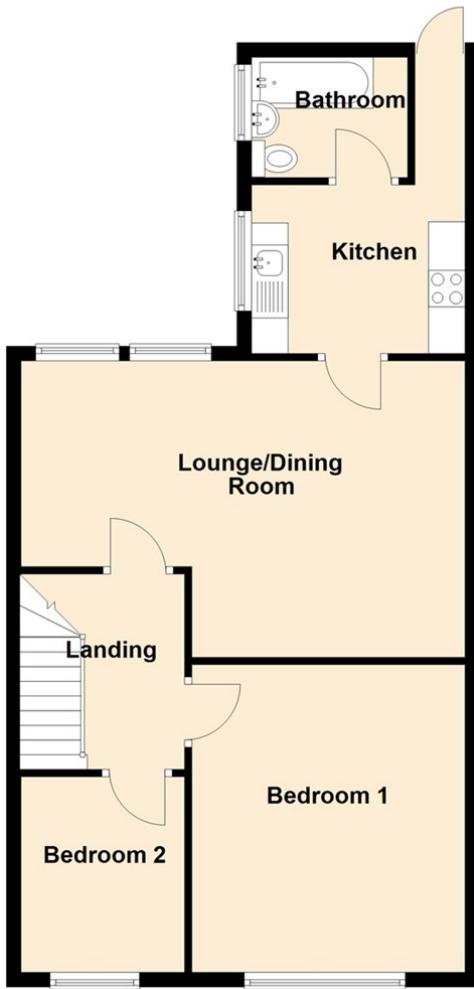
Tenure

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

Council Tax Band: A



Ground Floor



The difference between house and home

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Lounge 14'11" x 12'8" (4.55 x 3.88)

Kitchen 9'5" x 7'3" (2.89 x 2.23)

Dining Room 10'3" x 7'9" (3.14 x 2.37)

Bedroom One 13'11" x 12'7" (4.26 x 3.86)

Bedroom Two 9'8" x 7'10" (2.95 x 2.39)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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



www.janforsterestates.com

