





- First Floor Flat
- Private Garden
- Sought After Location
- Close To Local Amenities
- Council Tax Band \*A\*
- Two Double Bedrooms
- Off Street Parking
- No Onward Chain
- Good Transprt Links
- MUST BE VIEWED





Jan Forster Estates are pleased to welcome to the market this first floor flat is situated on the highly sought after Benton Road in High Heaton which will appeal to a variety of buyers. The property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

The accommodation briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, kitchen with fitted wall and floor units, two double bedrooms; one of which with built-in storage, and a three piece family bathroom WC with a shower over the bath. The flat is double glazed and warmed with gas central heating. Externally there is a garden to the rear and off street parking to the front.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information and to book your viewing, please call our High Heaton branch on 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*.



## First Floor



### The difference between house and home


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Lounge 14'10" x 14'4" (4.54 x 4.37)

Kitchen 11'8" x 9'0" (3.58 x 2.75)

Bedroom One 12'11" x 12'2" (3.94 x 3.71)

Bedroom Two 12'4" x 9'6" (3.78 x 2.92)

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>	58	59
(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

Low Fell

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Property Management Centre

0191 236 2680



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