





- Ground Floor Flat
- Gardens to Front & Rear
- No Onward Chain
- Good Transport Links
- Video Tour Available
- Two Bedrooms
- Ample Storage
- Sought After Location
- Close To Local Amenities
- MUST BE VIEWED





** Video Tour on our YouTube Channel |
<https://youtu.be/ToXEIrxqH7Y> **

Jan Forster Estates are delighted to welcome to the market this two bedroom ground floor flat which is situated on the highly sought after Ferndene Grove in High Heaton. Offered for sale with the benefit of no onward chain.

The property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

Briefly comprising to the ground floor:- Entrance hall, bright and airy lounge with a bay window and feature fireplace, kitchen with fitted wall and floor units, two double bedrooms; one of which with a built-in cupboard, and there is also a three piece bathroom WC.

Externally there is a lawned garden and gated pathway access to the front. To the rear, there is a nicely sized well-stocked garden. The property also boasts gas central heating, double glazing, and ample storage.

This property is ideal for first-time buyers, downsizers, or buy-to-let investors alike and we anticipate an extremely high level of viewings. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

Tenure

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

Council Tax band *A*



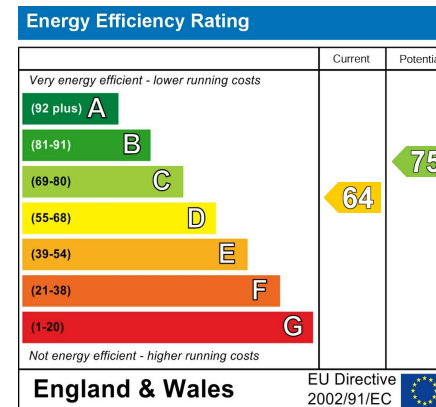


Lounge 12'5" x 13'10" (3.81 x 4.24)

Kitchen 11'5" x 6'4" (3.49 x 1.95)

Bedroom One 12'4" x 10'3" (3.78 x 3.14)

Bedroom Two 8'2" x 11'10" (2.51 x 3.63)



The difference between house and home

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