





- Popular Location
- First Floor
- Close To Amenities
- Side Garden
- Viewing Recommended
- No Upper Chain
- Three Bedrooms
- Driveway
- Council Tax Band \*A\*
- Call For More Information





Jan Forster Estates welcome to the market this first floor flat, located in a popular residential area. Offered for sale with the benefit of no upper chain.

The property is positioned close to excellent local facilities, including shops, schools, and public transport links via both Metro and bus routes, offering easy access to Newcastle city centre and the coast.

The well presented property briefly comprises: - entrance and stairs to the first floor landing, lounge, modern kitchen with fitted wall and floor units, bathroom WC with shower over the bath and storage, and three good sized bedrooms, the main featuring a bay window and fire place (currently set up as the lounge). Further benefits include gas central heating and double glazing.

Externally there is a generous, well stocked garden to the side of the property and there is a driveway for off street parking.

For more information or to book a viewing please, call our High Heaton sales team on 0191 270 1122.

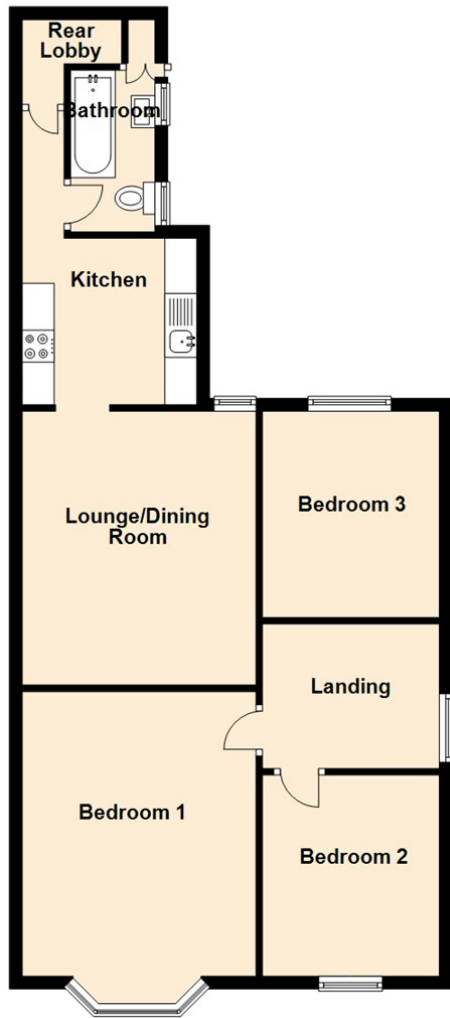
#### Tenure

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

Council Tax band \*A\*



Ground Floor



The difference between house and home

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Lounge 14'1" x 12'0" (4.30 x 3.67)

Kitchen 15'0" x 8'1" (4.58 x 2.48)

Bedroom One 12'0" x 14'7" (3.67 x 4.46)

Bedroom Two 10'4" x 9'0" (3.17 x 2.76)

Bedroom Three 10'5" x 8'2" (3.20 x 2.50)

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>	73	73
(55-68) <b>D</b>		
(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 0191 487 0800
- Property Management Centre 0191 236 2680



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