





- **Ground Floor Plat**
- **Popular Location**
- **Two Bedrooms**
- **Gas Central Heating**
- **Council Tax Band \*A\***
- **No Upper Chain**
- **Close To Amenities**
- **Transport Links Nearby**
- **Double Glazing**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/r04dB6FNqyw> \*\*

Jan Forster Estates welcome to the market this two-bedroom, ground-floor, flat on Delaval Road in Forest Hall. Offered for sale with the benefit of no upper chain. This property is in excellent condition throughout, and ready to move into without further work.

The location is close to a wealth of local amenities including shops and restaurants and there are also excellent transport links in the area. A local park is within walking distance and The Rising Sun Country Park is only a short drive away.

Internally the property briefly comprises: - entrance hall, lounge, kitchen with wall and floor units, integrated oven and hob and plumbing for a washing machine, two bedrooms and a three-piece bathroom/w.c. with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally at the front of the property there is private off-street parking for the six flats of which this is one, and on-street parking at the rear.

For more information and to book a viewing please contact our team on 0191 270 1122.

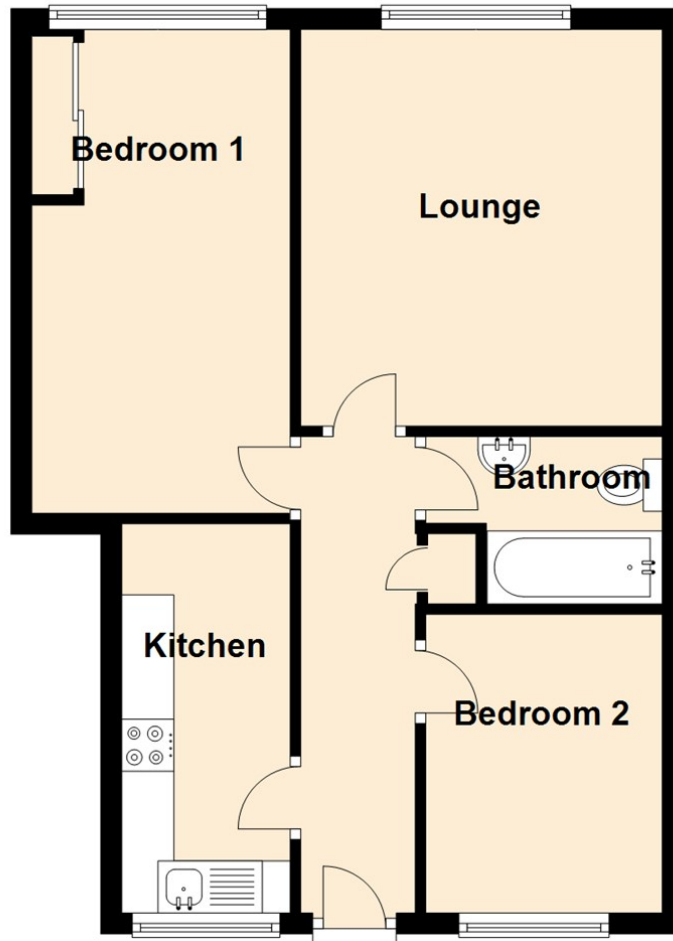
#### Tenure

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

Council Tax band \*A\*



## Ground Floor



## The difference between house and home


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Lounge 12'0" x 11'5" (3.66 x 3.49)

Kitchen 12'2" x 5'4" (3.71 x 1.63 )

Bedroom One 8'1" x 15'2" (2.48 x 4.64)

Bedroom Two 7'3" x 9'4" (2.22 x 2.85)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	78
(69-80) <b>C</b>		
(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

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Property Management Centre

0191 236 2680



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