



Jan Forster
FOR SALE
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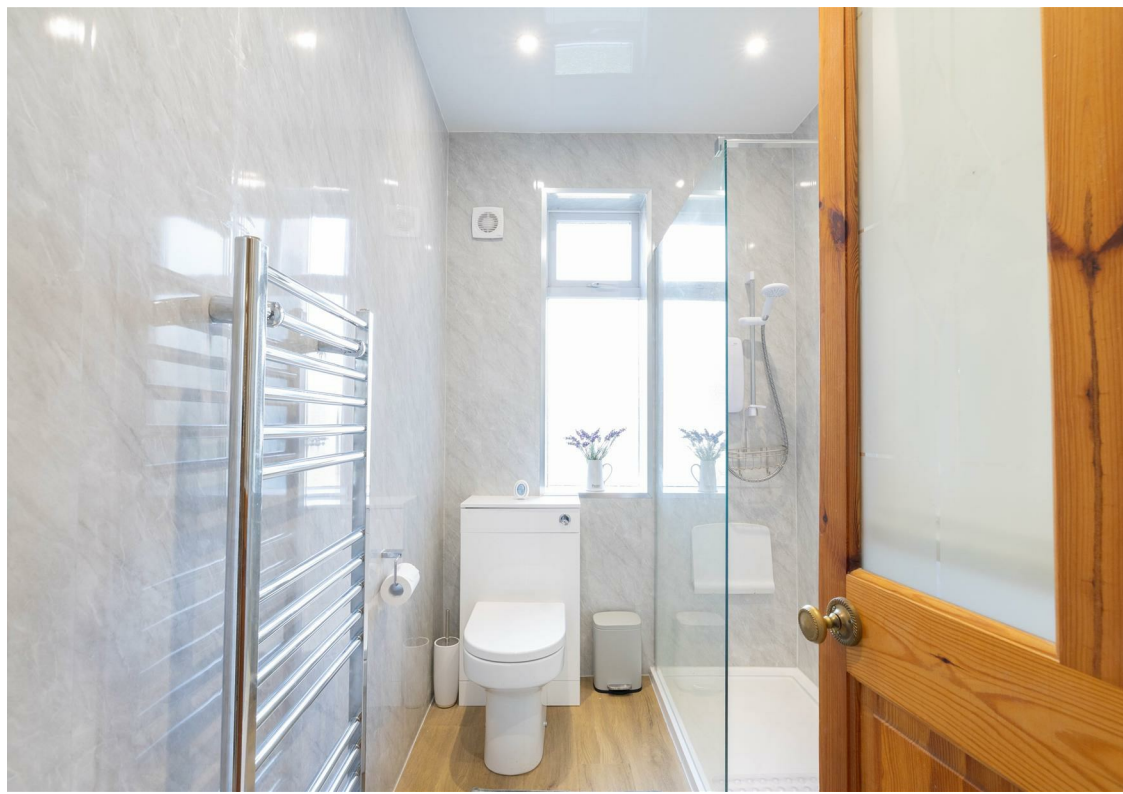


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- For Sale by Auction
- Subject to Reserve Price
- Close To Amenities
- Leasehold
- Viewing Recommended
- T & C's Apply
- Buyers Fees Apply
- Off Street Parking
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel |
https://youtu.be/wFSH_ZmmqaM ****

**For sale by Auction: Starting Bid Price £135,000 plus Reservation Fee
 This property is for sale by The Great North Property Auction powered
 by iam-sold.**

**We welcome to the market this bright and airy ground floor flat
 situated on Tintern Crescent in a desirable area of Heaton. Offered for
 sale with the benefit of no upper chain.**

**The location is close to a wonderful mix of amenities and excellent
 transport links, including shops, cozy cafes, and eateries providing a
 variety of options for dining and shopping, making everyday life both
 convenient and enjoyable Also close to lovely green spaces like Heaton
 Park and Jesmond Dene, this area provides an abundance of outdoor
 activities. Chillingham Road Metro is within walking distance, offering
 quick connections to Newcastle city centre and the coast.**

**Internally the property briefly comprises: - entrance hallway, generous
 lounge with bay window and feature fireplace, kitchen diner with
 fitted units, storage, and access to the rear, two double bedrooms and
 a modern shower room WC which was installed in May 2024. Further
 benefits include gas central heating and double glazing. Externally
 there is a garden and driveway to the front.**

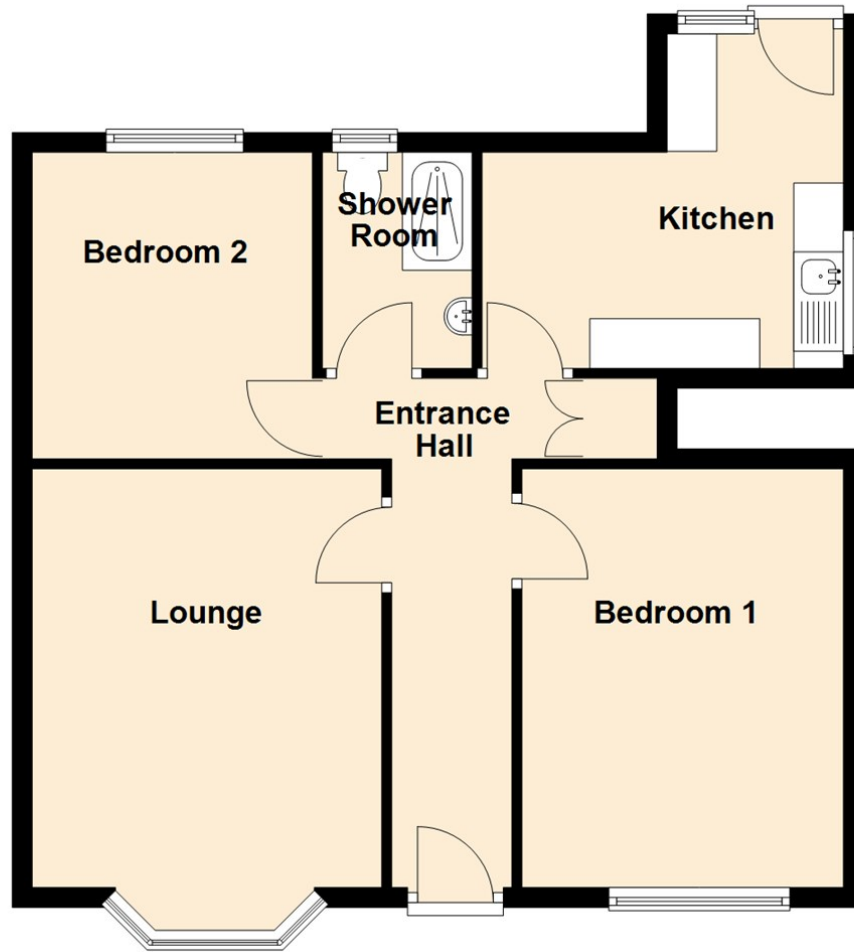
**Early viewings come highly recommended. For more information,
 please call our High Heaton office on 0191 270 1122.**

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



Lounge 12'2" x 15'7" (3.72 x 4.75)

Kitchen 11'11" x 12'5" (3.65 x 3.81)

Bedroom One 15'7" x 11'11" (4.75 x 3.64)

Bedroom Two 10'8" x 11'7" (3.27 x 3.55)

TRADITIONAL AUCTION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

The difference between house and home

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