







- Central Location
- Three Bedrooms
- Front Courtyard
- Leasehold
- Viewing Recommended
- First Floor
- Ideal First Time Buy
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/7EhEFoQLcLw> \*\***

Jan Forster Estates are delighted to welcome to the market this well-presented three-bedroom first-floor flat, located on Morley Court in Byker. The property is ideal for a range of buyers, including first-time buyers and investors.

Ideally situated, the flat offers easy access to a wealth of local amenities, including shops, cafes, and leisure facilities. It is also close to the vibrant Ouseburn Valley cultural quarter, Newcastle City Centre, Newcastle Business Park, both universities, and major teaching hospitals. Morley Court is within walking distance of the Metro, with excellent public transport links and convenient access to main trunk roads providing easy connectivity across the region.

The accommodation briefly comprises: entrance with stairs to the first-floor landing with built-in storage, a bright and airy lounge, a kitchen with fitted top and floor units, three good-sized bedrooms, and a modern family bathroom WC with overhead shower. Further benefits include gas central heating and double glazing throughout.

Externally, the property boasts a low-maintenance courtyard to the front.

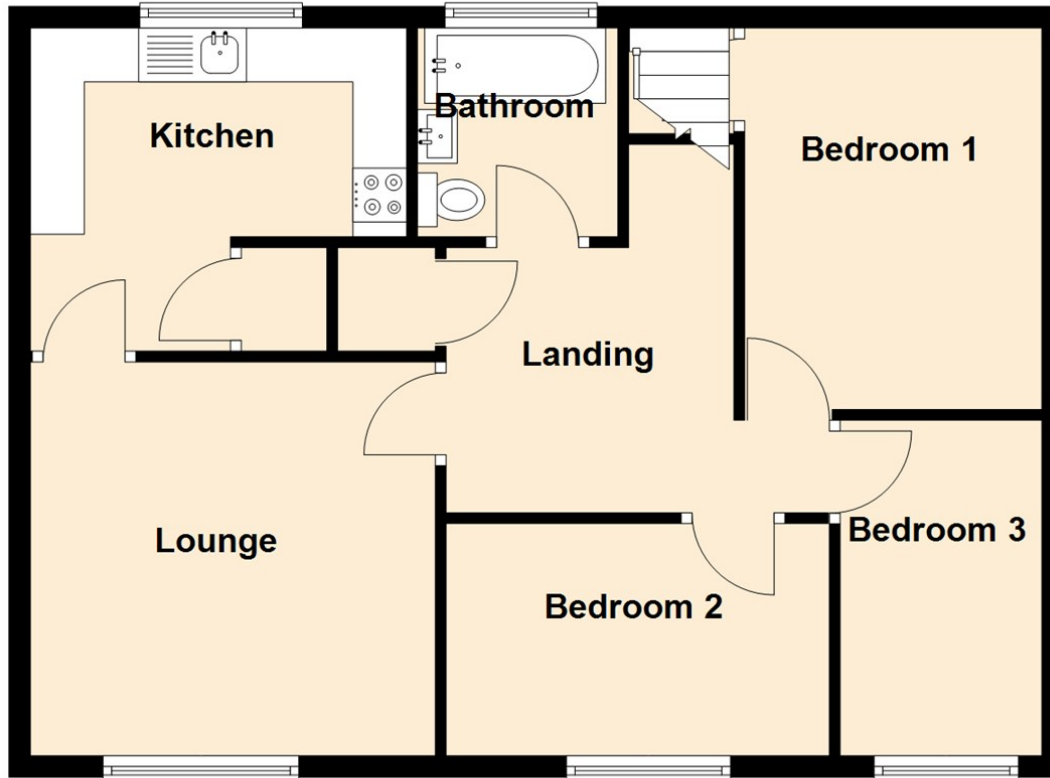
For more information or to arrange a viewing, please contact our High Heaton sales team on 0191 270 1122.

**Tenure:**

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

**Council Tax Band: A**

## First Floor




Lounge 11'6" x 11'5" (3.53 x 3.49)

Kitchen 9'9" x 8'9" (2.99 x 2.69)

Bedroom One 11'7" x 9'0" (3.54 x 2.76)

Bedroom Two 8'11" x 9'6" (2.72 x 2.91)

Bedroom Three 5'11" x 9'8" (1.82 x 2.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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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[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

