



 **Jan Forster**



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- Return Terrace
- Open Plan Living
- Dressing Area
- No Upper Chain
- Viewing Recommended
- Ground Floor Flat
- Two Bedrooms
- Shared Rear Yard
- Leasehold
- Call For More Information



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We are delighted to welcome to the market this unique and spacious two-bedroom ground floor flat, ideally positioned on the ever-popular Myrtle Grove in Wallsend. Offered for sale with the benefit of no upper chain and appealing to a wide range of buyers.

Conveniently located close to a range of local shops, amenities, and well-regarded schools, the property also benefits from excellent transport links, with the Metro station and local bus services just a short walk away, offering easy access into Newcastle City Centre and surrounding areas. For history enthusiasts, the property is located just a short walk from the Segedunum Roman Fort and Museum, offering a glimpse into the area's rich past.

Part of a charming return terrace, this property offers a versatile layout and boasts a welcoming entrance vestibule leading into a bright and spacious open-plan lounge and dining room, enhanced by dual aspect windows that fill the space with natural light - a perfect setting for both relaxing and entertaining. The well-appointed kitchen is fitted with a range of modern wall and base units, providing ample storage space, and also features an integrated oven and hob, along with direct access to the rear of the property.

There are two good sized bedrooms, and a handy dressing area positioned next to the modern and spacious bathroom/WC, which features a four-piece suite including a separate shower and bath. Further benefits include gas central heating, double glazing and externally there is a shared yard to the rear.

Early viewings are recommended. For more information and to book a viewing please call our High Heaton 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/Dining Room 14'6" x 26'8" (4.43 x 8.13)

Kitchen 11'4" x 10'11" (3.46 x 3.35)

Bedroom One 16'8" x 10'11" (5.09 x 3.35)

Bedroom Two 16'8" x 10'11" (5.09 x 3.35)

Dressing Room 7'11" x 7'6" (2.42 x 2.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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