



 **Jan Forster**

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Hunters Place | Newcastle Upon Tyne | NE2 4PB
Price £135,000



- Great Location
- Terraced Home
- Rear Yard
- Great Starter Home
- Call For More Information
- Two Bedrooms
- Close To Town Centre
- Freehold
- Viewing A Must





This delightful, two-bedroom terraced home is situated on a popular residential address, Hunters Place in the highly sought after Spital Tongues. Offered for sale with the benefit of no onward chain.

The location is particularly well regarded for its convenient access to the RVI, Newcastle University, and Newcastle city centre, all of which are within comfortable walking distance. The area also benefits from a good selection of local shops, cafés, pubs and everyday amenities, along with nearby green spaces including Leazes Park and Town Moor. Excellent public transport links provide easy access to Gosforth, Jesmond and surrounding areas, making this an ideal location for professionals, healthcare workers and students alike.

The accommodation briefly comprises: entrance lobby, a spacious lounge leading through to a breakfasting kitchen fitted with a range of units, integrated oven and hob, and providing access to the rear yard. To the first floor, the landing gives access to two well-proportioned double bedrooms and a bathroom WC fitted with a shower over the bath.

The property further benefits from double glazing, electric heating and driveway parking, making it an ideal purchase for first-time buyers, professionals or investors alike.

For further information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

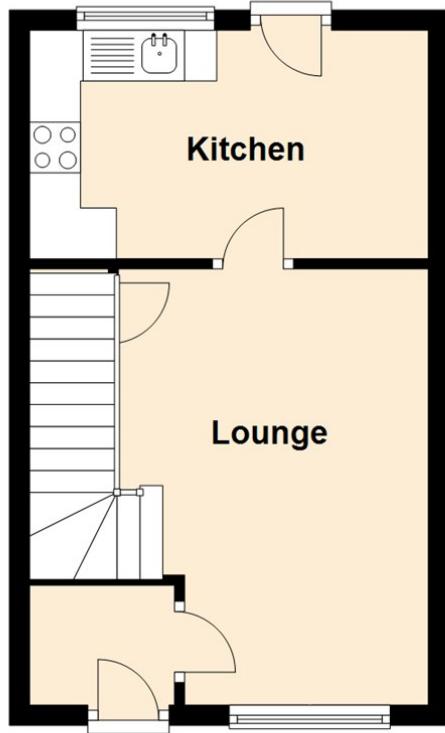
Tenure:

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

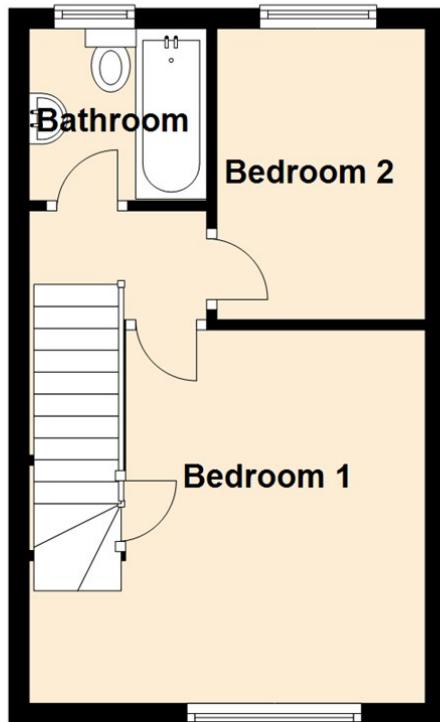
Council Tax Band: B



Ground Floor



First Floor



Lounge 14'5" x 12'7" (4.40 x 3.85)

Kitchen 8'8" x 12'7" (2.65 x 3.85)

Bedroom One 11'6" x 12'7" (3.53 x 3.85)

Bedroom Two 11'8" x 6'4" (3.57 x 1.94)

Energy Efficiency Rating

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

The difference between house and home

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Contact Us: 0191 236 2070

