



 **Jan Forster**

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Mitford Gardens | Wideopen | Newcastle Upon Tyne | NE13 6LU

Offers Over £125,000



- First Floor Flat
- No Onward Chain
- On Street Parking
- Spacious Accommodation
- Close To Amenities
- Two Double Bedrooms
- Landscaped Rear Garden
- Well Presented
- Leasehold
- Call For More Information





\* Video Tour on our YouTube Channel | <https://youtu.be/mjufEHTOsI0> \*

This well-proportioned, two-bedroom, first floor flat is located on the ever-popular Mitford Gardens, in Wideopen. Offered for sale with the benefit of no upper chain.

The area enjoys a strong sense of community and offers a wealth of local amenities, including shops, schools, a post office, medical centre, leisure facilities, woodland walks and excellent public transport links. Further amenities and services can be found nearby at Gosforth High Street and within Newcastle city centre.

Internally, the property briefly comprises an entrance hallway with stairs rising to the first floor, leading into a bright and airy lounge featuring a charming bay window. The modern fitted kitchen is equipped with a range of wall and floor units, complemented by an integrated oven and hob. There are two well-proportioned bedrooms and a contemporary three-piece bathroom suite, complete with a shower over the bath. The property further benefits from gas central heating and double glazing throughout.



Externally, the property boasts a delightful, landscaped rear garden, thoughtfully designed with a low-maintenance artificial lawn, paving and seating area and raised planted borders, providing an attractive and versatile outdoor space ideal for relaxing and entertaining.

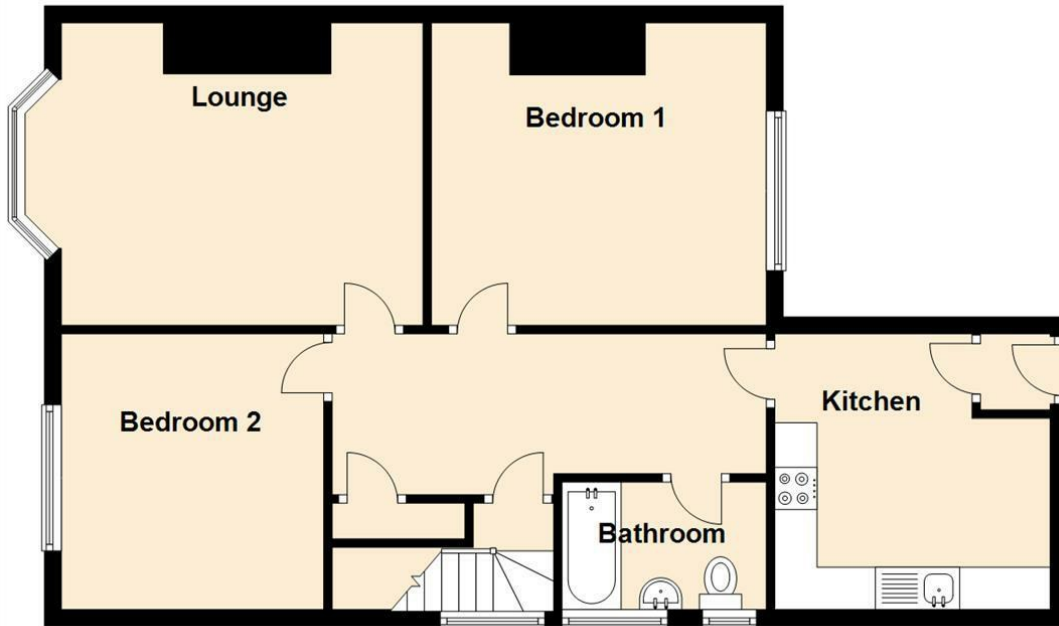
For more information and to book a viewing, please call our team on 0191 236 2070.

#### Tenure

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

Council Tax Band: A

First Floor



Lounge 11'9" x 16'2" (3.60 x 4.93)

Kitchen 10'8" x 10'5" (3.26 x 3.18)

Bedroom One 11'9" x 13'10" (3.59 x 4.23)

Bedroom Two 10'2" x 10'8" (3.10 x 3.26)

## The difference between house and home

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[WWW.JANFORSTERESTATES.COM](http://WWW.JANFORSTERESTATES.COM)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 76        |
| (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 |           |

Contact Us: 0191 236 2070

