



 Jan Forster

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East View | Wide Open | Newcastle Upon Tyne | NE13 6EE

Auction Guide £50,000



- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Great First Time Buy • Leasehold
- Council Tax Band: A • Viewing Recommended
- Call For More Information • Vacant Possession





Located on the ever-popular East View in Wideopen, this spacious one-bedroom ground floor flat presents an excellent opportunity for first-time buyers or buy-to-let investors.

For sale by Modern Method of Auction: Starting Bid Price £50,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

The property is well positioned and is close to a wealth of local amenities including shops, schools, and leisure facilities. Gosforth High Street and Newcastle City Centre are also within easy reach, accessible via regular public transport services and main road connections.

Internally, the accommodation comprises a welcoming entrance hall, a good-sized double bedroom, a bright and comfortable lounge, a spacious bathroom WC, and a fitted kitchen complete with a range of wall and floor units, as well as an integrated oven and hob. The property further benefits from gas central heating and double glazing throughout.

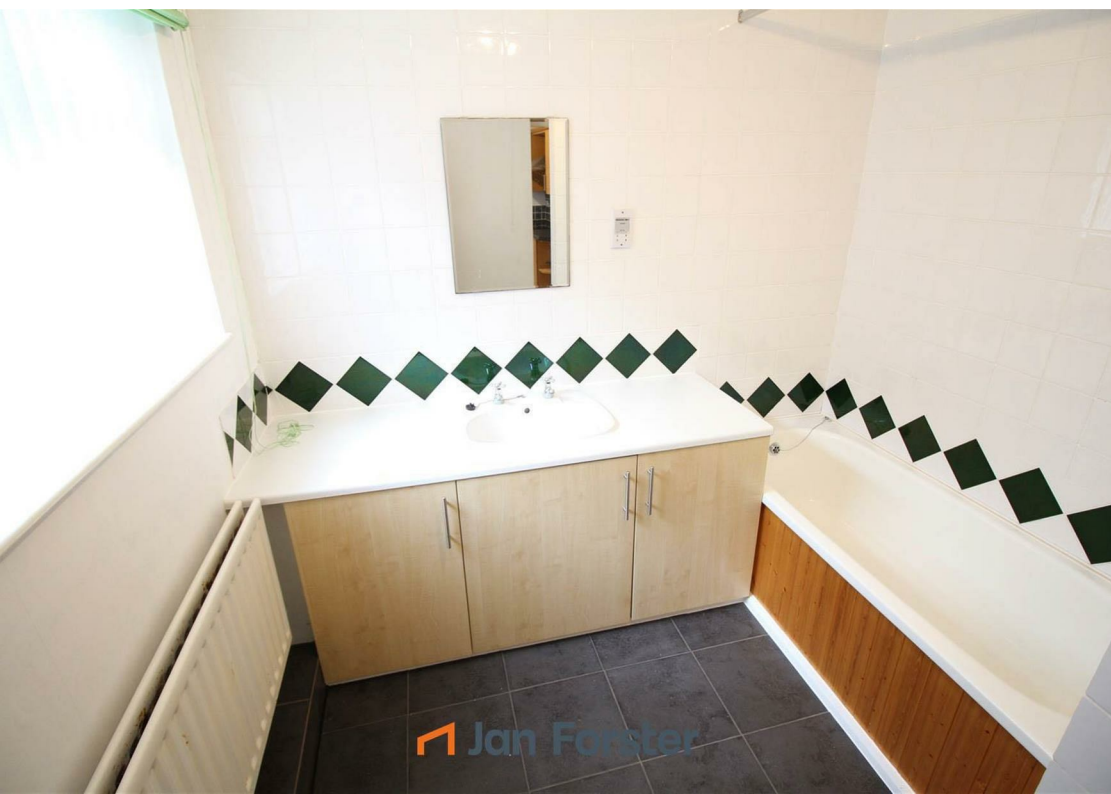
Externally, the flat boasts a substantial private yard to the rear, perfect for outdoor seating or storage, and a garden to the front that adds to its kerb appeal.

For more information or to arrange a viewing, please contact our team on 0191 236 2070.

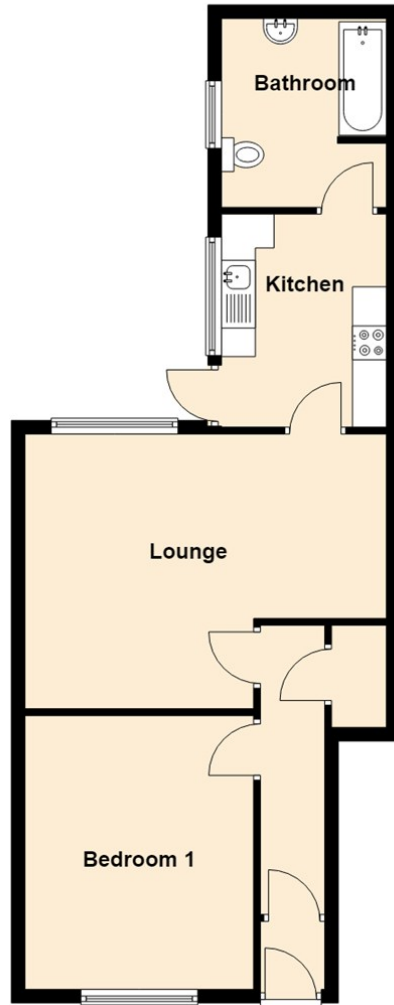
Tenure

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

Council Tax band: A



Ground Floor



Lounge 13'4" x 16'2" (4.08 x 4.94)

Kitchen 10'4" x 8'0" (3.16 x 2.46)

Bedroom One 11'1" x 13'3" (3.39 x 4.04)

Auctioneer's Comments

The difference between house and home

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



www.janforsterestates.com

