Jan Forster

Princes Road | Brunton Park | Newcastle Upon Tyne | NE3 5TT

Offers Over £130,000

2 1 1

- Desirable Location
- First Floor
- Double Glazing
- Long Leasehold
- Ideal First Time Buy
- Two Bedrooms
- Shops On Doorstep
- Gas Central Heating
- Council Tax Band *A*
- Storage In Loft

Nestled in the highly sought-after Brunton Park area of Gosforth, this two-bedroom first-floor flat offers an exceptional opportunity for first-time buyers, couples, and those looking to downsize.

Ideally situated in a prime location, this property is just a stone's throw from a variety of local amenities, including a deli, convenience store, and post office. The vibrant Gosforth High Street is also just a short commute away, offering a wealth of additional shops, cafes, and services. With excellent road links to the nearby A1 and convenient bus connections, commuting to surrounding areas is quick and effortless.

Internally the accommodation briefly comprises: - private entrance, landing, kitchen with fitted units and integrated oven and hob, shower room WC and two good-sized bedrooms. The property has been well maintained and offers double glazing throughout and a gas combination heating system. The loft space is also boarded to provide extra storage.

We anticipate a high level of interest in this delightful property. For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

Council Tax Band *A*

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

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.

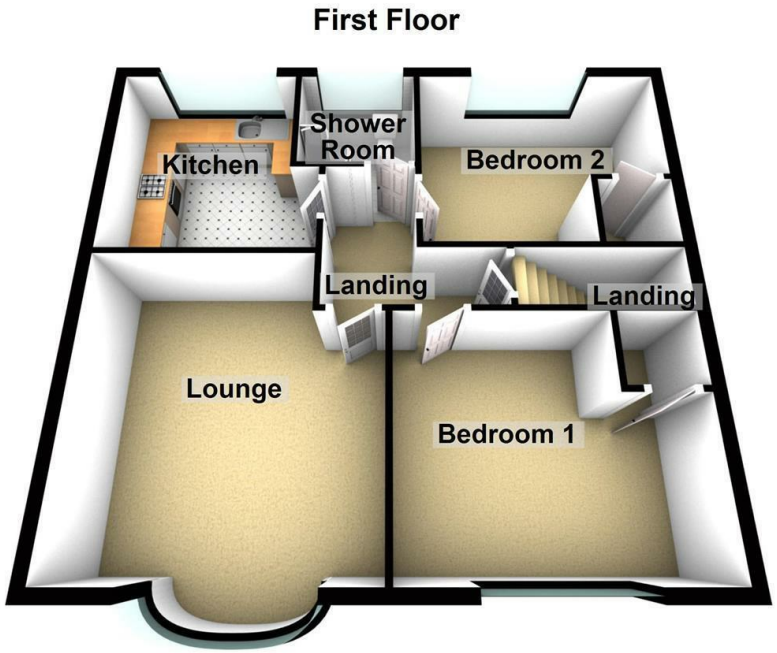
Please note: The photographs shown were taken prior to the current tenancy. The property is presently tenanted and contains tenants' personal belongings. These images reflect the property's condition before the tenancy began.

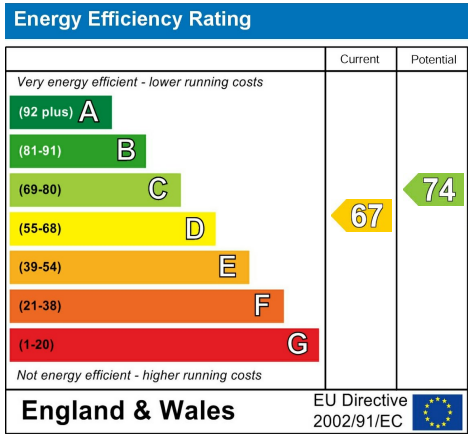
Lounge 14'2" x 15'3" (4.33 x 4.67)

Kitchen 9'3" x 8'8" (2.84 x 2.65)

Bedroom One 14'2" x 11'10" (4.32 x 3.62)

Bedroom Two 10'4" x 12'6" (3.16 x 3.82)





The difference between house and home

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