



 **Jan Forster**

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Borrowdale Avenue | Walkergate | Newcastle Upon Tyne | NE6 4HL

£825 Per Month



- Ground Floor Flat
- Well Presented
- Many Local Amenities
- Available Mid May
- Viewing A Must
- Two Double Bedrooms
- Private Rear Garden
- Good Transport Links
- Furnished Basis
- Call For More Information





This two-bedroom ground floor flat with a private rear garden is available mid-May and offered on a furnished basis.

Located on Borrowdale Avenue, the property offers ease of access to a wealth of local amenities including schools, shops, supermarkets, and leisure facilities with further amenities easily accessed via regular bus and Metro links in Newcastle City Centre.

Internally the property has been refurbished with neutral decor throughout and is very much ready to move into. Briefly comprising: - entrance hall with large store cupboard, lounge with feature fireplace and alcove storage, two double bedrooms, three-piece bathroom WC with shower over bath and a stunning recently fitted kitchen with fitted units and some integrated appliances. Further benefits include gas central heating and double glazing.

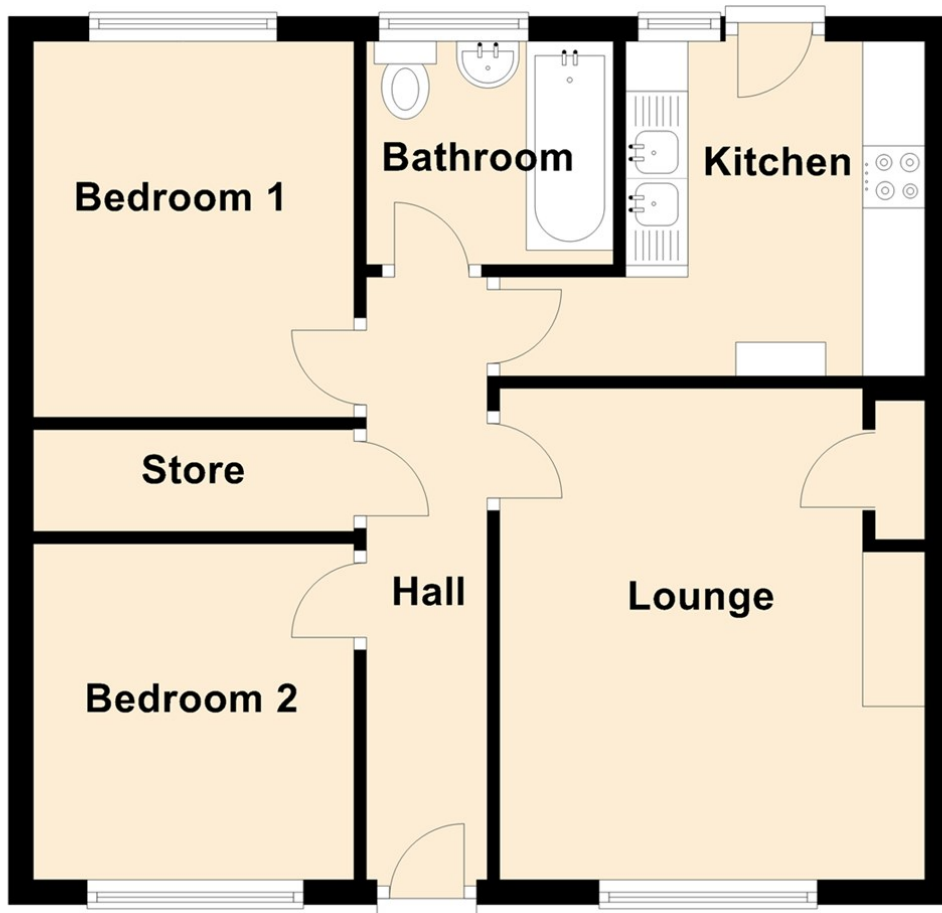
Externally there is a driveway to the front; providing off-street parking, and there is a charming well-proportioned private garden to the rear.

The property really must be viewed to appreciate the value of the accommodation on offer. Please call 0191 236 2070 for more information.

Council Tax band: A



Ground Floor



Lounge 12'10" x 21'9" (3.92 x 6.64)


Kitchen 8'8" x 8'5" (2.65 x 2.57)

Bedroom One 9'4" x 9'10" (2.86 x 3.01)

Bedroom Two 8'9" x 9'5" (2.68 x 2.88)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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 	

Contact Us: 0191 236 2070



www.janforsterestates.com

