



 **Jan Forster**

 **Jan Forster**

Stanton Street | Arthurs Hill | Newcastle Upon Tyne | NE4 5LE
Offers Over £110,000



- Ground Floor Flat
- Two Bedrooms
- On-Street Parking
- Local Amenities
- Leasehold Interest
- Well-Presented
- Ample Storage
- Shared Rear Yard
- Transport Links
- Council Tax Band: A



** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g234c0> **

Jan Forster Estates welcome to the sale market this well-presented, two-bedroom ground floor flat on Stanton Street in Arthurs Hill- just a short distance away from Newcastle city centre.

The property is situated close to a range of everyday amenities including local shops, supermarkets and schools. Residents benefit from good public transport links, with regular bus services running along nearby main routes into Newcastle, making it easy to reach the city centre and surrounding neighbourhoods. Newcastle city centre itself is only a short distance away, offering major shopping, leisure, cultural and transport facilities.

The accommodation briefly comprises: entrance porch, hallway with a convenient storage cupboard, an inviting lounge-diner leading through to the well-appointed kitchen with a door to the rear, along with a modern shower room and an additional useful storage cupboard. There are also two well-proportioned bedrooms- the main one benefitting from an attractive bay window that enhances the sense of light and space.

Externally, there is available on-street parking and a small town garden to the front. To the rear, you can find a shared yard.

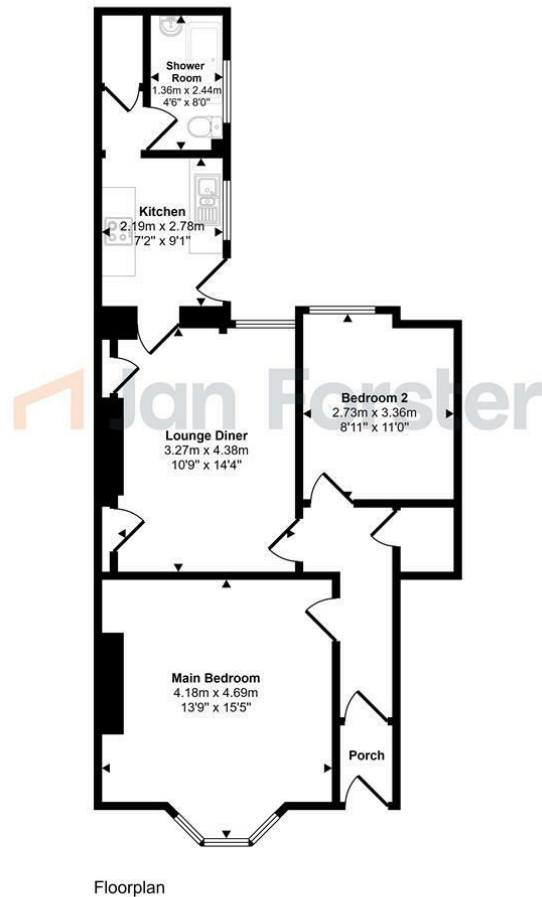
For more information and to book a viewing, please call our sales team on 0191 236 2070.

Tenure

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

Council Tax Band: A

Approx Gross Internal Area
65 sq m / 699 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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

