



 Jan Forster

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Salters Close | Gosforth | Newcastle Upon Tyne | NE3 5BL

Offers Over £100,000



- Popular Location
- Ideal First Time Buy
- First Floor
- Rear Garden
- Leasehold
- No Onward Chain
- Two Bedrooms
- Open Plan Living
- Close To Amenities
- Call For More Information





Situated on the ever-popular Salters Close in Gosforth, this well-presented two-bedroom first floor flat is offered for sale with the benefit of no upper chain, making it an ideal purchase for first-time buyers, young professionals, or growing families.

The property occupies a superb position within a highly regarded residential area, well known for its excellent transport links, reputable local schools, and strong sense of community. Residents enjoy easy access to a wide range of amenities, including independent shops, cafés, restaurants, and major supermarkets. For commuters, frequent bus services and the nearby Metro station provide convenient connections to Newcastle city centre and surrounding areas. Outdoor enthusiasts will also appreciate the close proximity to Gosforth Nature Reserve and Gosforth Golf Club, both offering attractive green spaces and leisure opportunities.

Internally, the accommodation briefly comprises an entrance lobby with stairs leading to the first floor, where there is a bright and spacious open-plan lounge and kitchen area. The kitchen is fitted with a range of units and includes an integrated oven and hob, creating a practical and sociable living space. There are two well-proportioned bedrooms, along with a bathroom fitted with a WC and an overhead shower. The property further benefits from gas central heating and double glazing throughout. Externally, there is a garden to the rear.

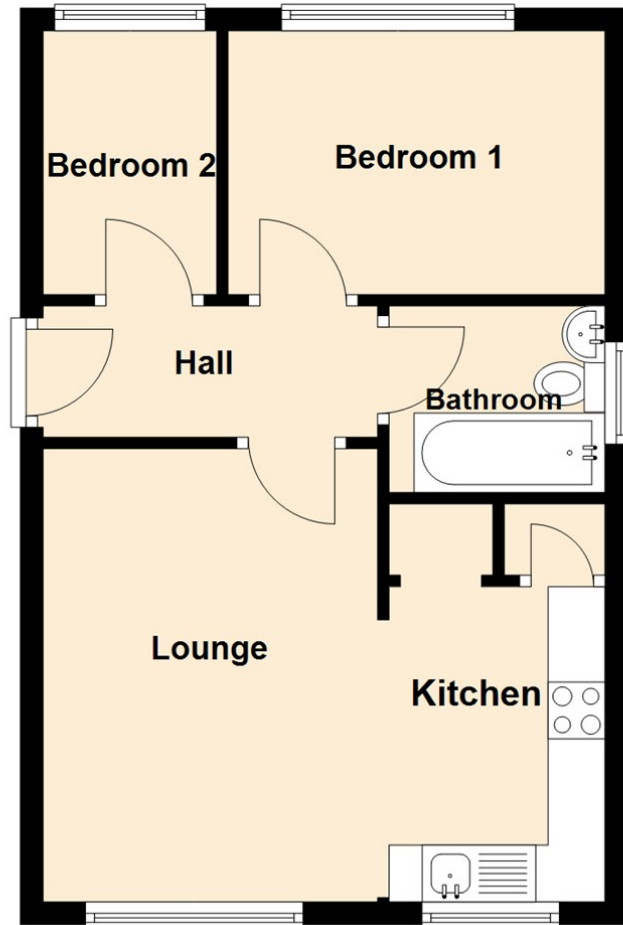
For further information or to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

Tenure: The agent understands the property to be leasehold; however, this should be confirmed by a licensed legal representative.

Council Tax Band: A



## First Floor



Lounge 10'7" x 15'10" (3.24 x 4.85)


Kitchen 9'10" x 5'10" (3.02 x 1.79)

Bedroom One 12'11" x 9'10" (3.96 x 3.02)

Bedroom Two 6'9" x 9'6" (2.07 x 2.90)

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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Contact Us: 0191 236 2070

