



 Jan Forster

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Whalton Avenue | Newcastle Upon Tyne | NE3 3PA

Price £110,000



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- First Floor Flat
- Two Bedrooms
- Ideal First Time Buy
- Close To Amenities
- Early Viewing Recommended
- No Onward Chain
- Popular Location
- Rear Garden
- Leasehold
- Call For More Information



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** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g228c5> **

This charming two-bedroom first-floor flat, is ideally situated on the ever-popular Whalton Avenue in Gosforth. The property is offered for sale with the added benefit of no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

Positioned in a sought-after residential location, this home is perfectly placed for easy access to a wealth of local amenities. Residents will find a choice of well-regarded schools, supermarkets, independent shops, and cafes all within close proximity. Both Fawdon and Regent Farm Metro stations are just a short stroll away, providing convenient links across Newcastle and beyond. Gosforth's vibrant High Street is close by along with green spaces such as Gosforth Central Park. Newcastle city centre is also easily accessible, offering a wider array of cultural attractions, dining, and shopping.

Internally, the flat briefly comprises an entrance lobby with storage and stairs leading to the first floor, a hallway with storage, a bright and airy lounge enhanced by dual-aspect windows, and a well-appointed kitchen complete with fitted wall and floor units and a practical breakfast bar. There are two generously sized bedrooms, the main with storage and there is a modern shower room with WC. Further benefits include gas central heating and double glazing.

Externally, the property benefits from an easy-to-maintain garden to the rear, ideal for relaxing or outdoor dining in warmer months.

We anticipate a high level of interest in this delightful property and early viewing is advised. For more information and to arrange your viewing, please contact our friendly sales team on 0191 236 2070.

Tenure:

The agent understands the property to be Leasehold, though this should be verified by a licensed legal representative.

Council Tax Band: A



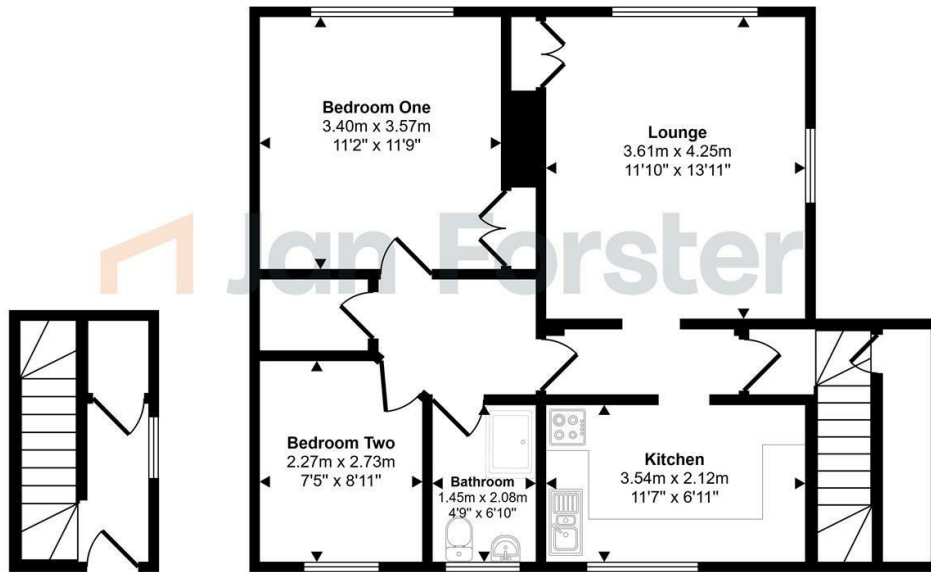
Lounge 11'10" x 13'11" (3.61 x 4.25)

Kitchen 11'7" x 6'11" (3.54 x 2.12)

Bedroom One 11'1" x 11'8" (3.40 x 3.57)

Bedroom Two 7'5" x 8'11" (2.27 x 2.73)

Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor
Approx 6 sq m / 66 sq ft

First Floor
Approx 64 sq m / 689 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.

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

The difference between house and home

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www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

