



 Jan Forster

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Robson Street | Low Fell | Gateshead | NE9 5UY

Price £120,000



- First Floor Flat
- Well-Presented
- On-Street Parking
- Great Location
- Transport Links
- No Upper Chain
- Two Bedrooms
- Shared Yard
- Local Facilities
- Council Tax Band: A





Jan Forster Estates welcome to the market this well-presented first-floor flat, ideally located in Low Fell, Gateshead. The property is offered for sale with the benefit of no upper chain.

Ideally situated, this home enjoys close proximity to a wide range of local amenities, including shops, cafés, well-regarded schools, and excellent transport links, providing easy access into Newcastle and the surrounding areas. For those who enjoy the outdoors, the ever-popular Saltwell Park and other nearby green spaces are just a short distance away, offering the perfect setting for leisurely walks, picnics, and family days out.

The accommodation briefly comprises: entrance hallway, stairs that lead to the spacious lounge featuring a charming fireplace; a stylish, well-appointed kitchen fitted with a range of wall and base units, integrated oven and hob, and direct access to the rear yard; two generously sized bedrooms- the main one also enjoying a feature fireplace; a three-piece bathroom WC with shower over bath, and an inner lobby space. Externally, there is a shared yard to the rear and on-street parking to the front.

Viewing comes highly recommended. To book yours or for more information, please call our sales team on 0191 236 2070.

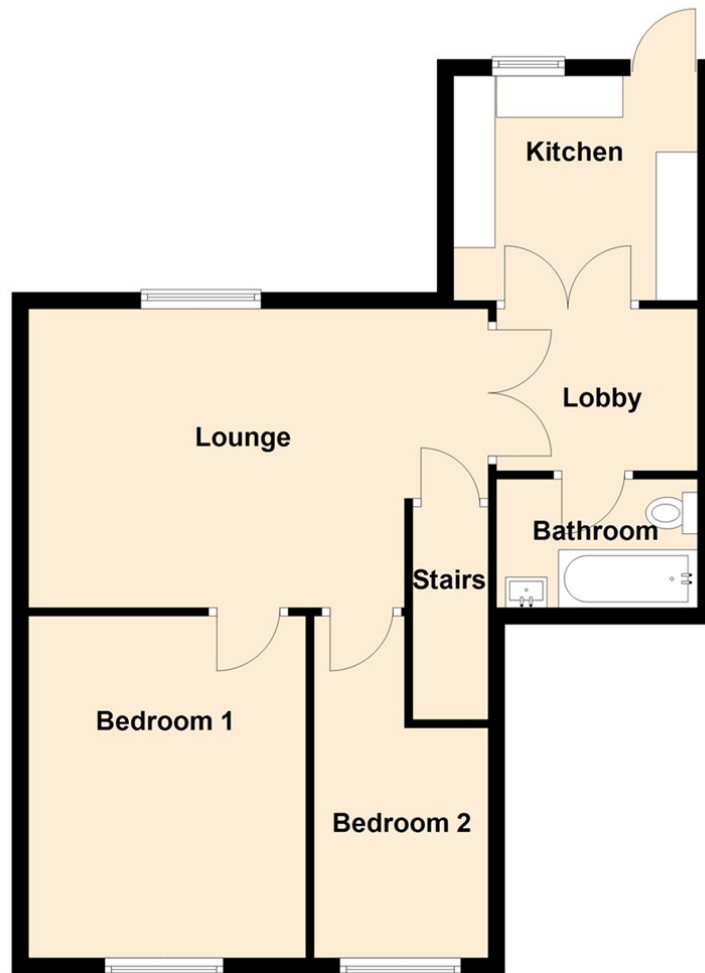
Tenure

The agent understands the property to have a 'Tyneside Flat' lease. The lease is currently being extended. However, this should be confirmed with a licensed legal representative.

Council Tax Band: A



Ground Floor



Lounge 18'1" x 11'9" (5.53 x 3.60)

Kitchen 8'11" x 8'4" (2.73 x 2.55)

Bedroom One 13'0" x 11'3" (3.98 x 3.44)

Bedroom Two 13'5" x 6'8" (4.10 x 2.04)

The difference between house and home

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

