





 Jan Forster



- First Floor Flat
- Ideal first Time Buy
- Large Private Garden
- Many Local Amenities
- Viewing Recommended
- Immaculately Presented
- Two Bedrooms
- On Street Parking
- Leasehold
- Call For More Information



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**** Video Tour on our YouTube Channel | <https://youtu.be/vlmyM3m-9Mw> ****

This delightful two-bedroom, first-floor flat is set on the quiet and sought-after Falstone Square, making it an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a well-located property with strong appeal.

Positioned within a well-established residential area, the property benefits from a peaceful setting while still being conveniently close to a wide range of everyday amenities. Local shops, supermarkets, and essential services are all within easy reach, along with a selection of well-regarded schools and leisure facilities. The nearby areas of Gosforth and Newcastle city centre provide an even broader mix of shopping, dining, and entertainment options, easily accessible via the nearby Metro station and the A1 motorway, making commuting and travel straightforward.

Internally, the flat is presented with tasteful, modern décor throughout, creating a warm and inviting living space. The accommodation is accessed via a private entrance hall with useful storage, leading to a landing with an additional store cupboard. The lounge diner offers a comfortable and versatile area for both relaxing and entertaining, while the modern, well-appointed kitchen is fitted with stylish units. The property also features a contemporary three-piece bathroom with a shower over the bath, along with two double bedrooms that offer flexibility for a range of living arrangements.

Externally, the property benefits from its position within a quiet residential square, offering a sense of privacy and community. There is also access to communal outdoor space and convenient on-street parking nearby, enhancing the overall practicality of the home.

For more information. please call our team on 0191 236 2070.

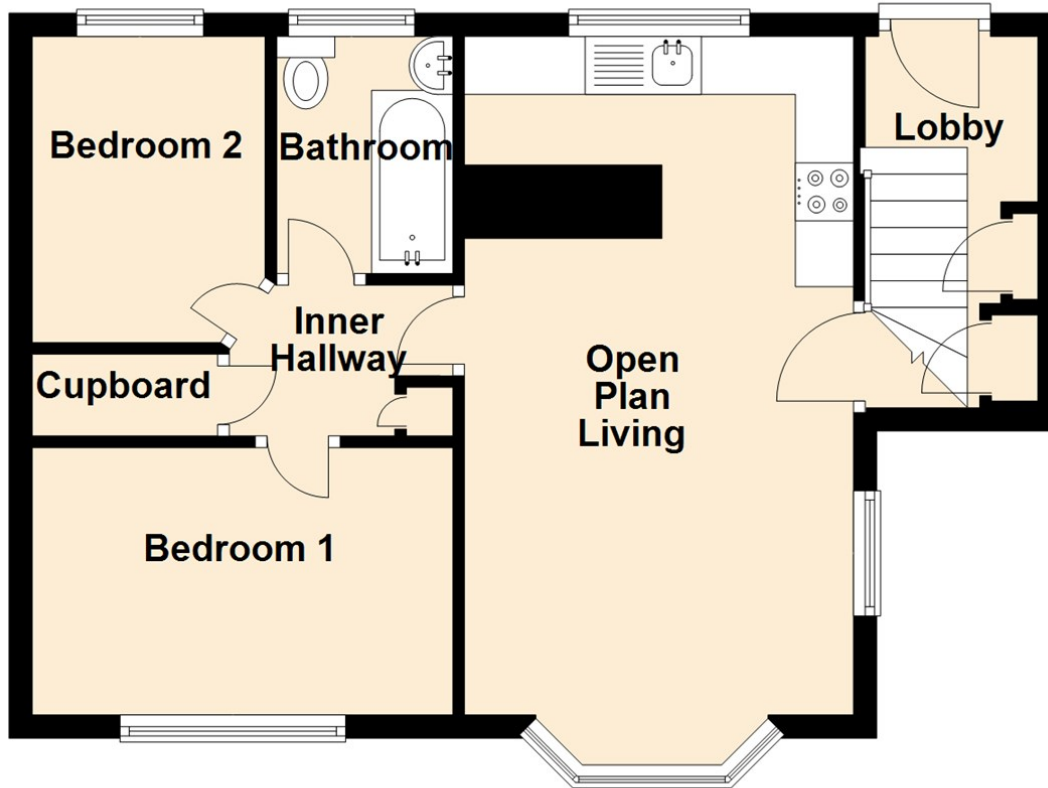
Tenure

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

Council Tax Band: A



First Floor



Lounge Kitchen 23'0" x 10'0" (7.02 x 3.06)

Bedroom One 10'0" x 10'0" (3.06 x 3.05)

Bedroom Two 6'9" x 6'7" (2.08 x 2.03)

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		
(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

