





- Double Fronted
- Three Bedrooms
- Town Garden
- Leasehold
- Viewing Recommended
- Ground Floor Flat
- No Upper Chain
- Private Rear Yard
- Council Tax Band: A
- Call For More Information





**** Video Tour on our YouTube Channel |
https://youtu.be/da2MI6W_IWg ****

Jan Forster Estates are delighted to welcome to the market this well-presented three-bedroom ground floor flat, ideally situated in a popular and convenient residential area. The property is offered with no upper chain, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

Positioned just a short stroll from Iris Brickfield Park, the flat benefits from easy access to green open space - perfect for walking, relaxing, and family time. The location also offers a wide range of local amenities, including well-regarded schools, shops, and excellent public transport connections. Both Metro and bus routes are nearby, providing convenient access to Newcastle city centre and the coast.

Internally, the property is in need of some modernisation and briefly comprises an entrance lobby leading to a hallway, a lounge, kitchen with access to the rear yard, three good-sized bedrooms, the main with a bay window, and there is also a three-piece family shower room WC. Additional features include partial gas central heating and double glazing throughout. Externally, there is a town garden to the front and there is a private yard to the rear.

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

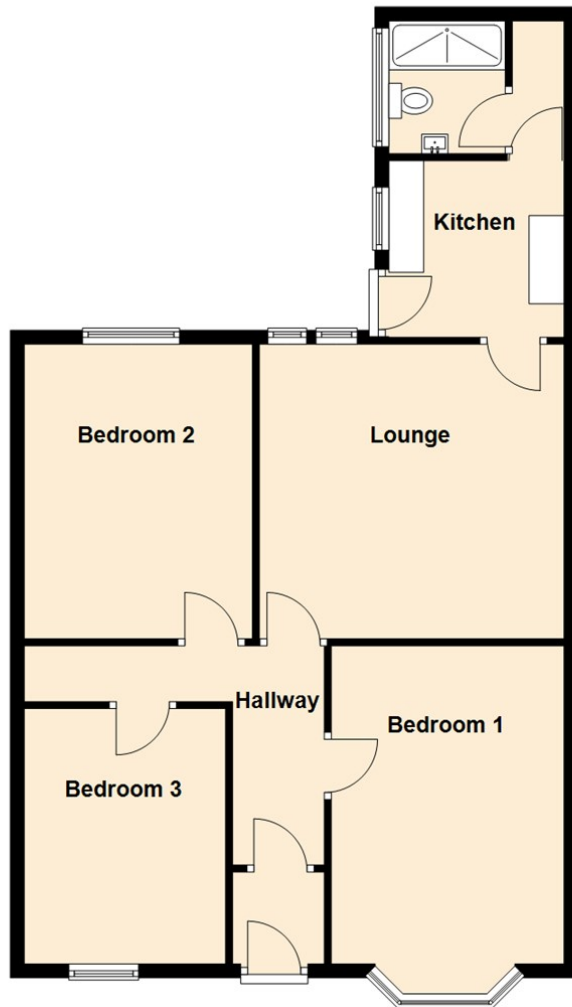
Tenure

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

Council Tax Band: A



Ground Floor



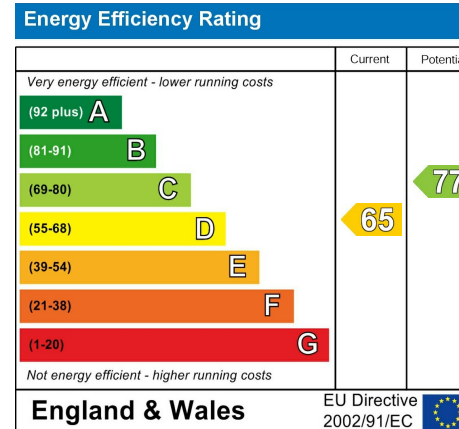
Lounge 13'9" x 10'5" (4.21 x 3.20)

Kitchen 8'3" x 8'3" (2.53 x 2.52)

Bedroom One 10'10" x 14'11" (3.31 x 4.55)

Bedroom Two 13'9" x 10'5" (4.21 x 3.20)

Bedroom Three 12'1" x 7'2" (3.69 x 2.20)



The difference between house and home

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