



 **Jan Forster**

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Birchwood Avenue | High Heaton | Newcastle Upon Tyne | NE7 7PQ
Offers Over £155,000



- Two Bedrooms
- Popular Location
- Rear Garden
- Freehold
- Viewing Recommended
- Ground Floor Apartment
- No Upper Chain
- Council Tax Band: A
- Close To Amenities
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/fM4yGasbTBY> ****

This two-bedroom ground floor flat on Birchwood Avenue offers an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers, and investors alike. Offered for sale with the benefit of no upper chain.

The accommodation briefly comprises: a welcoming entrance hallway, a bright and spacious lounge featuring a charming bay window, a fitted kitchen with a range of wall and floor units along with an integrated oven and hob, two generously sized double bedrooms, and a modern three-piece family bathroom WC. The property benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Externally, there is a private garden to the rear, providing a pleasant outdoor space ideal for relaxing or entertaining.

Ideally positioned in a sought-after area of High Heaton, the property enjoys convenient access to a variety of local amenities including supermarkets, shops, and excellent transport links. It is also just a short distance from Paddy Freeman's Park, offering beautiful green space for leisure and recreation.

Early viewing is highly recommended to fully appreciate the location and features this property has to offer. For further information or to arrange a viewing, please contact our sales team on 0191 236 2070.

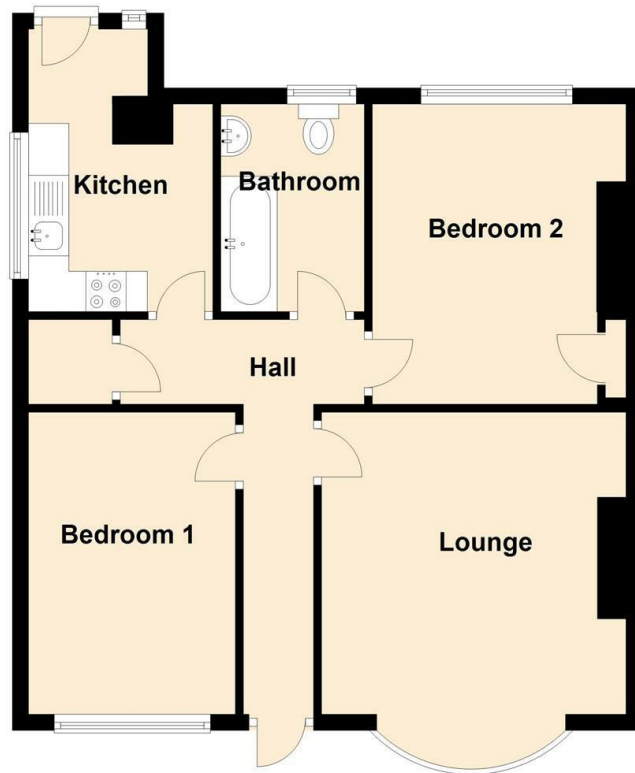
Tenure:

The agent understands the property to be freehold. This should be confirmed with a licensed legal representative.

Council Tax Band: A



Ground Floor



Lounge 12'4" x 10'3" (3.76 x 3.13)

Kitchen 7'4" x 8'10" (2.24 x 2.70)

Bedroom One 10'9" x 12'4" (3.30 x 3.77)

Bedroom Two 10'4" x 12'2" (3.15 x 3.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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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Contact Us: 0191 236 2070

