



 Jan Forster

 Jan Forster

Gosforth Terrace | Pelaw | Gateshead | NE10 0RA

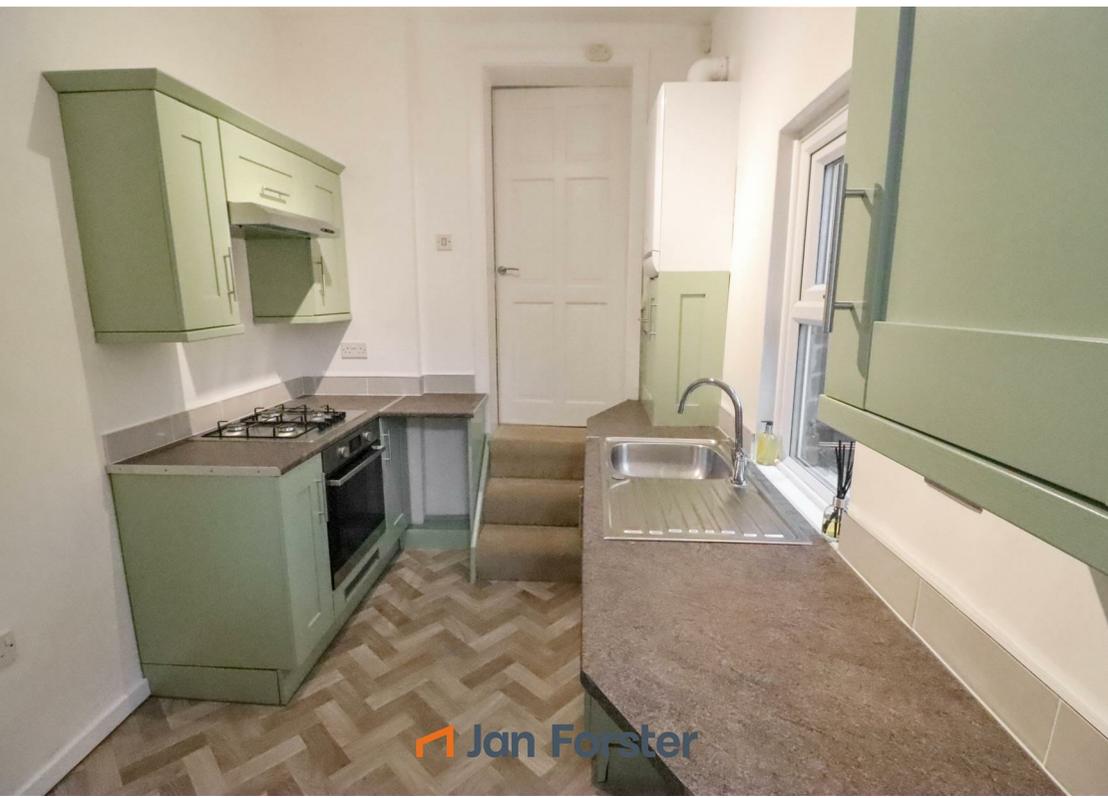
Offers Over £95,000



 Jan Forster

 2     2     1

- Upper-Floor Flat
- Beautifully Refurbished
- Contemporary Kitchen
- Modern Bathroom
- Transport Links
- No Upper Chain
- Two Bedrooms
- Dedicated Dining Area
- Local Facilities
- Council Tax Band: A



 Jan Forster



 Jan Forster



**\*\* Video Tour on our YouTube Channel | <https://youtu.be/5BKlFnp6Y> \*\***

Jan Forster Estates welcome to the market this beautifully refurbished upper-floor flat in Pelaw, Gateshead. Offered for sale with the benefit of no upper chain, this property presents an excellent opportunity for first-time buyers or investors, and is sure to attract a wide range of interest.

The accommodation briefly comprises: a spacious lounge- with feature fireplace, that opens to the dining room, contemporary well-appointed kitchen with both top and floor units, two well-proportioned bedrooms and a modern bathroom WC with a showerhead over the bath for added convenience. Externally, there is an easy to maintain yard to the rear.

Perfectly positioned for convenience, the property enjoys excellent transport links with Pelaw metro station and major road networks close by, providing easy access to Newcastle city centre, Gateshead, South Shields, and the wider Tyne and Wear area. A great selection of local amenities are nearby, including supermarkets, independent shops, cafés, and everyday services. For those who enjoy the outdoors, several parks and green spaces are right on your doorstep, offering ideal spots for leisure and relaxation.

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

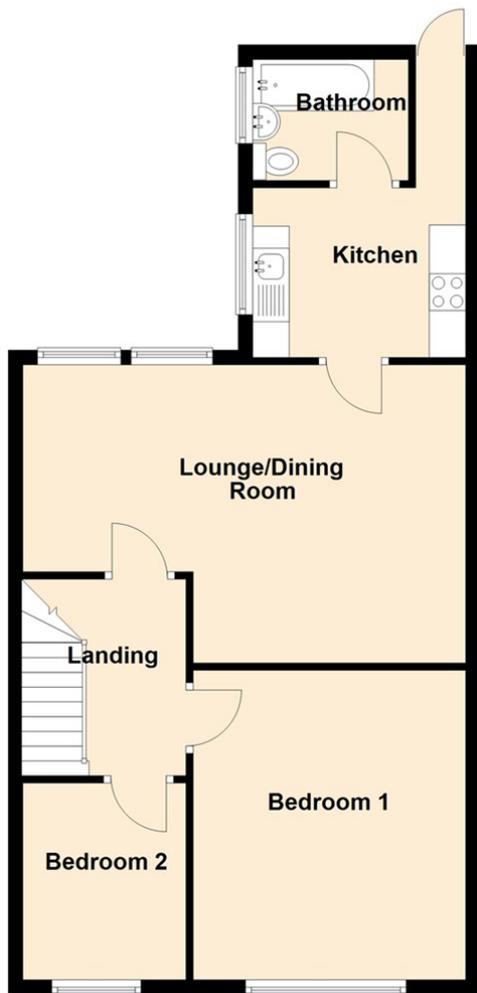
#### Tenure

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

Council Tax Band: A



**Ground Floor**



Lounge 14'11" x 12'8" (4.55 x 3.88)

Kitchen 9'5" x 7'3" (2.89 x 2.23)

Dining Room 10'3" x 7'9" (3.14 x 2.37)

Bedroom One 13'11" x 12'7" (4.26 x 3.86)

Bedroom Two 9'8" x 7'10" (2.95 x 2.39)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

**Contact Us: 0191 236 2070**

