





- In Central Low Fell
- Private Rear Yard
- Two Bedrooms
- Transport Links
- No Upper Chain
- Gardens
- Local Amenities
- First Time Buyers





\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/i8YYcYkT--w> \*\*

This charming two bedroom ground floor flat located in the heart of Low Fell must be viewed. The property is offered with no upper chain and will appeal to a variety of buyers.

Close to excellent local amenities, transport links the property briefly comprise:- entrance vestibule, hallway, bright and airy lounge, two double bedrooms, kitchen with fitted wall and floor units, and modern fitted bathroom. The property benefits from gas central heating and double glazing. Externally there is a lawned garden to the front and private yard to the rear with outhouse storage.

Viewings come highly recommended. To book yours or for more information please call 0191 487 0800.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



### Ground Floor



Lounge 13'11" x 12'6" (4.25 x 3.82)

Kitchen 8'3" x 6'11" (2.52 x 2.13)

Bedroom One 14'6" x 13'2" (4.42 x 4.02)

Bedroom Two 13'11" x 10'0" (4.25 x 3.07)

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>		
(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>		

### The difference between house and home

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 Property Management Centre 0191 236 2680

