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- Ground Floor Flat
- Private Rear Garden
- Double Glazing
- Many Local Amenities
- One Double Bedroom
- Gas Central Heating
- Immaculately Presented
- Close To Metro Stations







Immaculately presented ground floor flat with private rear garden making it a great purchase for the first time buyer, down sizer or investor alike. Located on the quiet Eshott Close the property has easy access to a wealth of local amenities including schools, shops, supermarkets and superb transport links with two nearby Metro stations, regular bus routes and the A1 motorway. Internally the accommodation briefly comprises:- entrance porch, bedroom benefiting from built-in storage, a three piece bathroom, lounge with bay window and kitchen. Externally there is a private rear garden with outbuilding for storage. The flat also benefits from gas central heating and double glazing. For more information and to book your viewing please call our sales team on 0191 236 2070.



## Ground Floor



## The difference between house and home

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Lounge 15'6" x 9'5" (4.73 x 2.89)

Kitchen 6'2" x 9'4" (1.88 x 2.85)

Master Bedroom 9'4" x 11'6" (2.86 x 3.53)

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		
	66	75
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	77
England & Wales		
	EU Directive 2002/91/EC	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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