





2



1



1

- Beautifully Presented
- Stunning View
- Ample Storage
- Double Glazing
- Excellent Transport Links
- Two Bedrooms
- Rear Yard
- Gas Central Heating
- Close To Local Shops
- Must Be Viewed



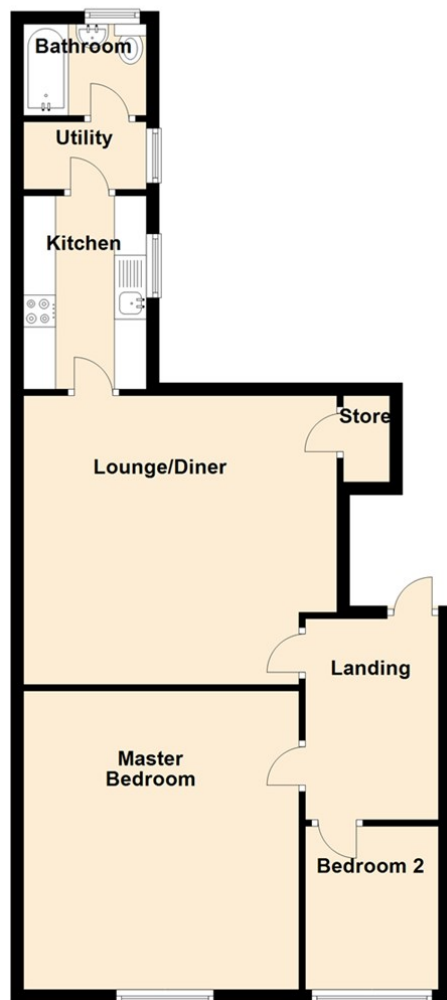


What the owner says ..."Our Tyneside flat has been in our family for 18 years. Originally bought by our daughter as her first home - then 15 years ago my husband and I swapped homes and moved in. Our lovely bright, spacious home, with high ceilings and smashing views, good transport links and fab neighbours have made it a pleasure to live here. But now it's time for us to move on and pass it onto someone else to enjoy."

This stunning first floor flat located within the much sought after area of Westmoor has fantastic views and really must be viewed to appreciate the size and standard of accommodation on offer. The property is close to local amenities, public transport links and trunk roads which all offer easy access into Newcastle City Centre and surrounding areas. Briefly comprising:- entrance hallway, stunning lounge/diner, fitted kitchen, two good sized bedrooms and a bathroom WC. The property boasts gas central heating, double glazing and ample storage. Externally the property has a large shared yard which also provides off street parking. We anticipate an extremely high level of viewings on this stunning flat. For more information and to book your viewing please call our sales team on 0191 605 3134.



Ground Floor



The difference between house and home

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Lounge/Diner 14'9" x 16'0" (4.52 x 4.90)

Kitchen 9'10" x 6'3" (3.02 x 1.92)

Utility Room 3'5" x 6'3" (1.05 x 1.92)

Master Bedroom 15'3" x 14'1" (4.67 x 4.30)

Bedroom Two 8'4" x 6'9" (2.55 x 2.08)

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| 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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