







- No Upper Chain
- Conservatory
- Semi Detached
- Two Bedrooms
- Low Maintenance Garden
- Viewing Recommended







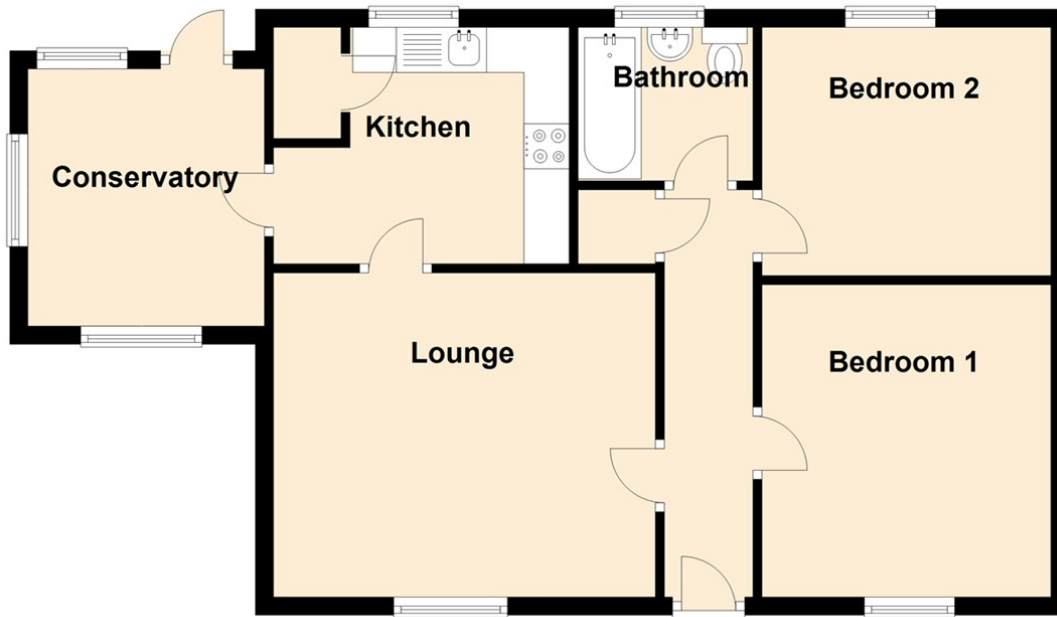
This well presented two bedroom semi detached bungalow is offered with no upper chain. Located in the ever popular Leam Lane estate, close to a wealth of local amenities and transport links, the property will appeal to a variety of buyers and early viewings are highly recommended. Briefly comprising:- entrance hallway, lounge, kitchen, two good sized bedrooms, bathroom and conservatory. The property benefits from gas central heating and double glazing. Externally there is a low maintenance garden to the rear. For more information and to book your viewing please call our Low Fell sales team.

For sale by Modern Method of Auction: Starting Bid Price £72,000 plus Reservation Fee.

This property is for sale by The Great North Property Auction Property Auction powered by iam-sold.



## Ground Floor



## 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.

Lounge 13'10" x 11'10" (4.22 x 3.62)

Kitchen 11'2" x 9'1" (3.41 x 2.78)

Conservatory 7'2" x 9'7" (2.19 x 2.93)

Bedroom One 10'5" x 11'3" (3.20 x 3.45)

Bedroom Two 10'5" x 11'3" (3.20 x 3.45)

Auctioneers Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	67	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 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



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

