







2



1



1

- Two Double Bedrooms
- Enclosed Rear Yard
- On Street Parking
- Gas Central Heating
- Viewings Recommended
- No Onward Chain
- Excellent Location
- Double Glazing
- Great Rental Potential







Jan Forster Estates welcome to the market this ground floor flat which is offered for sale with the benefit of no onward chain, making it a great purchase for the first time buyer, down-sizer or investor alike.

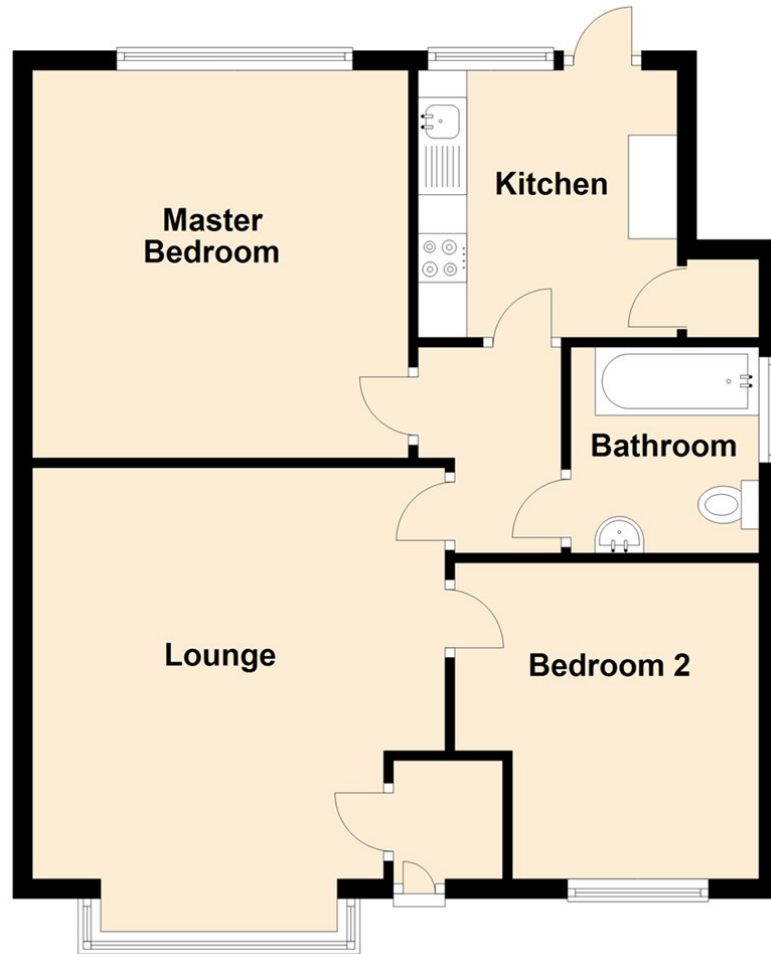
In a great location and close to local amenities, schools, the Metro and A1 motorway for commuting, this property should be viewed as soon as possible.

Internally the property briefly comprises:- entrance porch, spacious lounge with feature fireplace, modern part tiled family bathroom WC, kitchen diner with wall and floor units and integrated oven and hob and access out to the patio and rear garden. There are also two double bedrooms. Externally there is a well stocked private rear garden and a front patio garden.

Overall a great home. For more information and to book a viewing please call our Gosforth branch.



## Ground Floor



## The difference between house and home

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Lounge 12'8" x 15'10" (3.88 x 4.83)

Kitchen 7'8" x 9'4" (2.35 x 2.85)

Bedroom One 12'9" x 11'3" (3.90 x 3.44)

Bedroom Two 9'4" x 9'7" (2.86 x 2.94)

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	70
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		
	66	70
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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