





2



1



2

- **** NO UPPER CHAIN ****
- **Two Bedrooms**
- **Juliet Balcony**
- **En-Suite**
- **Spacious**
- **Modern**
- **Lift Access**
- **Allocated Parking**





Offered for sale with no upper chain this third floor apartment must be viewed. Located within Manor Park, close to all excellent local amenities the property will appeal to a variety of buyers. The property briefly comprises; communal entrance with stairs and lift access to the third floor, spacious hallway, open plan lounge-diner-kitchen with French doors and Juliet balcony, two bedrooms; the main with an en-suite and bathroom. The property benefits from gas central heating and double glazing.

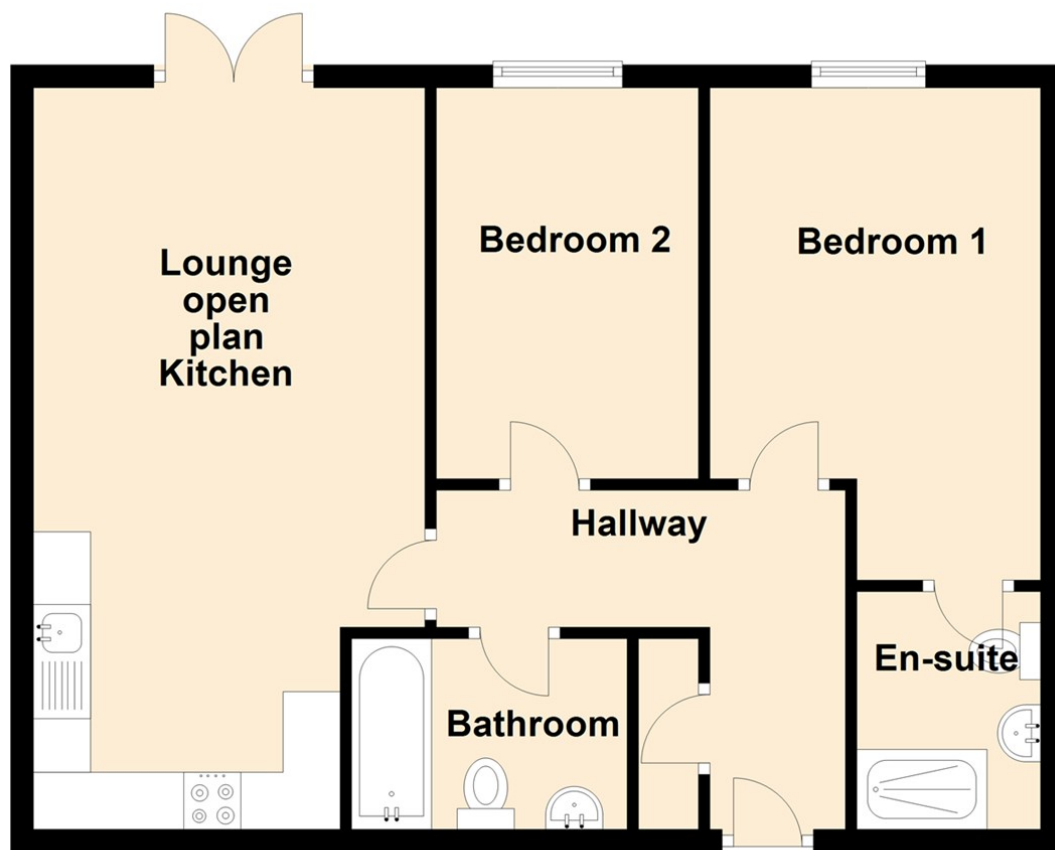
Externally there are communal gardens and allocated parking. Early viewings come highly recommended.

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



The difference between house and home

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Lounge Open Plan Kitchen 21'3" x 11'3" (6.50 x 3.44)

Bedroom One 14'4" x 9'4" (4.38 x 2.87)

Bedroom Two 13'5" x 7'6" (4.10 x 2.29)

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		

Gosforth	0191 236 2070
Newcastle	0191 284 4050
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High Heaton	0191 270 1122
Low Fell	0191 487 0800
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