FERNDENE GROVE 7

Buckthorne Grove | High Heaton | High Heaton | NE7 7PS
Price £130,000

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- **Modern Decor**
- **Two Bedrooms**
- **Front & Rear Gardens**
- **Viewing Recommended**
- **Corner Plot**
- **Car Standage**
- **Ideal First Time Buy**

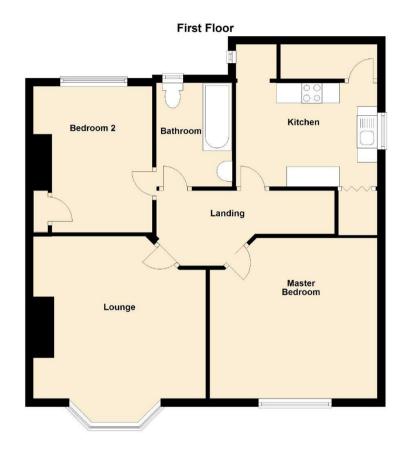www.youtube.com/embed/a4aa-xo-ZZE - View our Video Tour on YouTube!

Situated on a corner plot this well presented two bedroom first floor flat must be viewed. The property is located within a desirable part of High Heaton and will appeal to a number of buyers.

Close to excellent amenities and transport links early viewings are recommended. The property briefly comprises; lounge, modern kitchen, two bedrooms and a modern bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the rear and front with car standage.

For more information and to book your viewing please call our branch on 0191 217 1122.

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.

First Floor

Bedroom 2

Bathroom

Kitchen

Landing

Lounge

Master Bedroom

Lounge 14'6" x 14'3" (4.41 x 4.34)

Kitchen 11'5" x 8'11" (3.49 x 2.72)

Master Bedroom 12'5" x 12'4" (3.78 x 3.77)

Bedroom Two 12'6" x 9'7" (3.80 x 2.91)

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	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		73

The difference between house and home

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

The Property Ombudsman

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