





- No Upper Chain
- Modern Fittings
- Front and Rear Gardens
- Ideal for First Time Buyers
- Well Presented
- Two Double Bedrooms
- Popular Location





\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/0yCqAdb96u8> \*\*

We offer for sale this charming two bedroom mid-terrace home. The property is located within a popular residential area of Gateshead. With the Queen Elizabeth Hospital just over the road, a variety of schools nearby and local bus links available, this property will appeal to a variety of buyers.

The property is offered with no upper chain and briefly comprises:- hallway, bright and airy lounge/diner and a modern fitted kitchen. The split level landing has a separate WC with integrated hand basin. To the first floor, there are two double bedrooms, both with fitted storage and a modern three piece family bathroom. The property also benefits from gas central heating and double glazing. Externally there is an easy to maintain garden to the front and a spacious, lawned garden to the rear with outhouse storage.

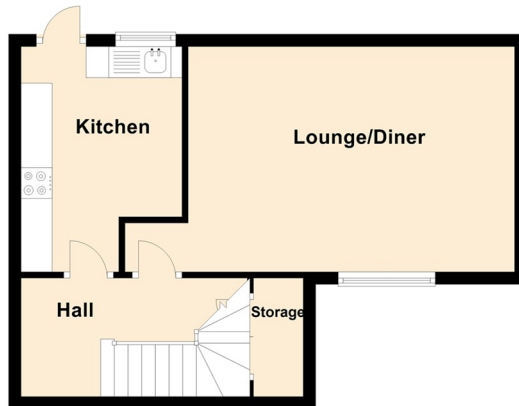
Early viewings come highly recommended! To book yours or for more information on this property, please call our Low Fell sales team on 0191 487 0800.

#### 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



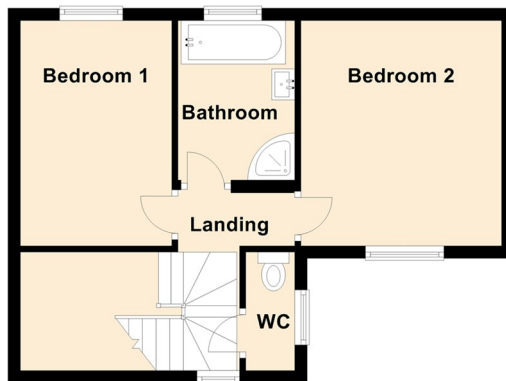
Lounge/Diner 11'10" x 20'7" (3.61 x 6.29)

Kitchen 11'10" x 8'3" (3.62 x 2.52)

Bedroom One 10'8" x 13'3" (3.26 x 4.06)

Bedroom Two 11'2" x 11'8" (3.42 x 3.58)

### First Floor



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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