





- **First Floor Flat**

- **Private Yard**

- **Sought After Location**

- **Close To Local Amenities**

- **Council Tax Band *A***



- **Three Bedrooms**

- **No Onward Chain**

- **Good Transport Links**

- **Leasehold**

- **Call For More Information**





** Video Tour on our YouTube Channel | <https://youtu.be/iYuntbcEEUo>
**

Jan Forster Estates are pleased to present this three bedroom, first floor flat on the popular Tosson Terrace, in Heaton. The property will appeal to a variety of buyers and is offered for sale with the benefit of no upper chain.

The location is in a desirable part of Heaton, close to excellent transport links and local amenities on and around Chillingham Road with easy access to Newcastle Business Park and city centre.

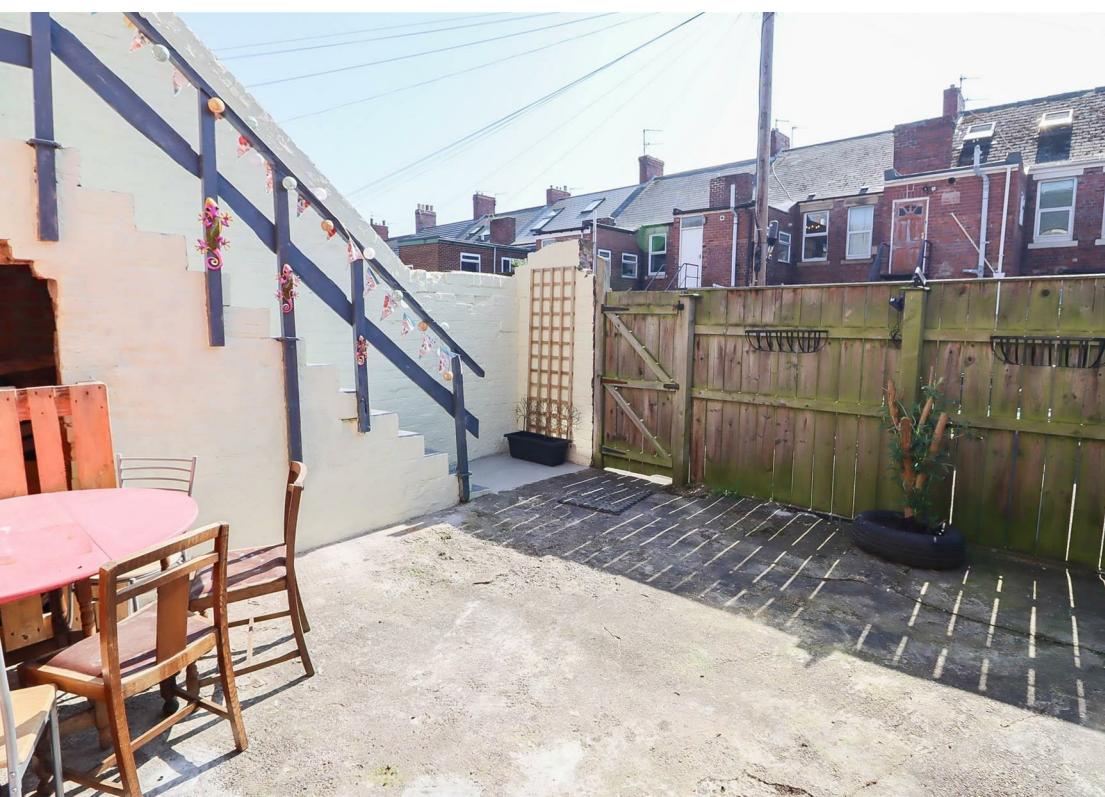
The accommodation briefly comprises: - entrance hallway, bright and airy lounge, kitchen with fitted units and integrated oven and hob, three piece shower room WC, and three good-sized bedrooms. The property also benefits from gas central heating and double glazing. Externally there is a private rear yard to the rear.

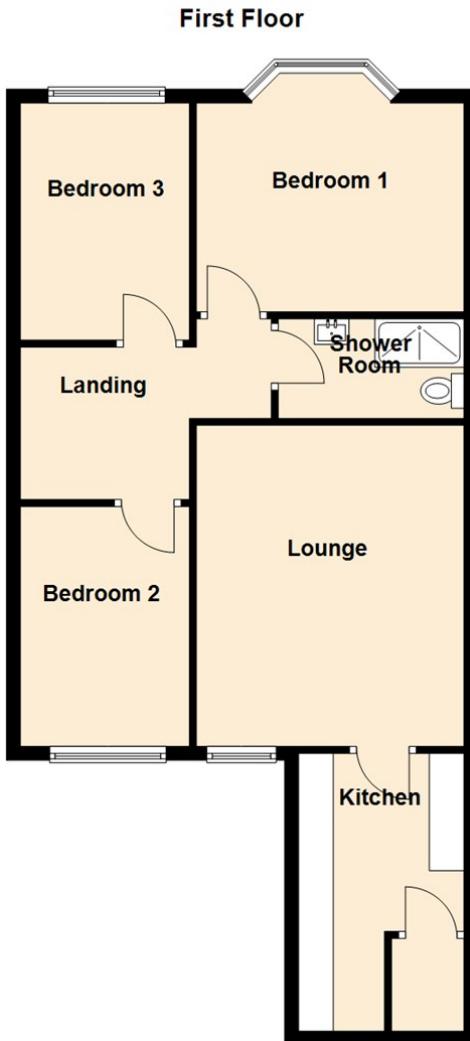
Early viewings come highly recommended. For more information and to book a viewing please call our Heaton branch on 0191 270 1122.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.





Lounge 12'8" x 15'2" (3.87 x 4.64)

Kitchen 13'1" x 7'9" (4.01 x 2.37)

Bedroom One 9'10" x 12'8" (3.00 x 3.87)

Bedroom Two 11'3" x 8'0" (3.44 x 2.44)

Bedroom Three 7'11" x 11'2" (2.42 x 3.42)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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