







2



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- Ideal First Time Buy
- Two Double Bedrooms
- Excellent Transport Links
- Council Tax Band \*A\*
- Rear Garden
- Ground Floor
- Close To Amenities
- Leasehold
- Off Street Parking
- Video Tour Available







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

Jan Forster Estates are pleased to present to the market this well presented, two bedroom ground floor flat. Located on Benton Road in Heaton. The property will be an ideal purchase for first time buyers and down-sizers alike.

The location offers easy access to a wide range of local amenities including shops and great transport links. The nearby Coast Road and Central Motorway offer convenient connections to the surrounding area, making commuting a breeze. In addition, the property is within easy reach of several green spaces, including the picturesque Paddy Freeman's Park and Jesmond Dene, perfect for those who enjoy outdoor activities.

Internally the property briefly comprises: - entrance hall with storage cupboard, lounge with feature fire place and bay window, two double bedrooms, kitchen with fitted wall and floor units, and three piece family bathroom WC.

Externally, there is a driveway to the front, for off street parking and there is easy to maintain garden to the rear with planted borders. Further benefits include gas central heating and double glazing.

We anticipate a high level of viewings on this property. To arrange yours or for more information, please call our sales team on 0191 270 1122.

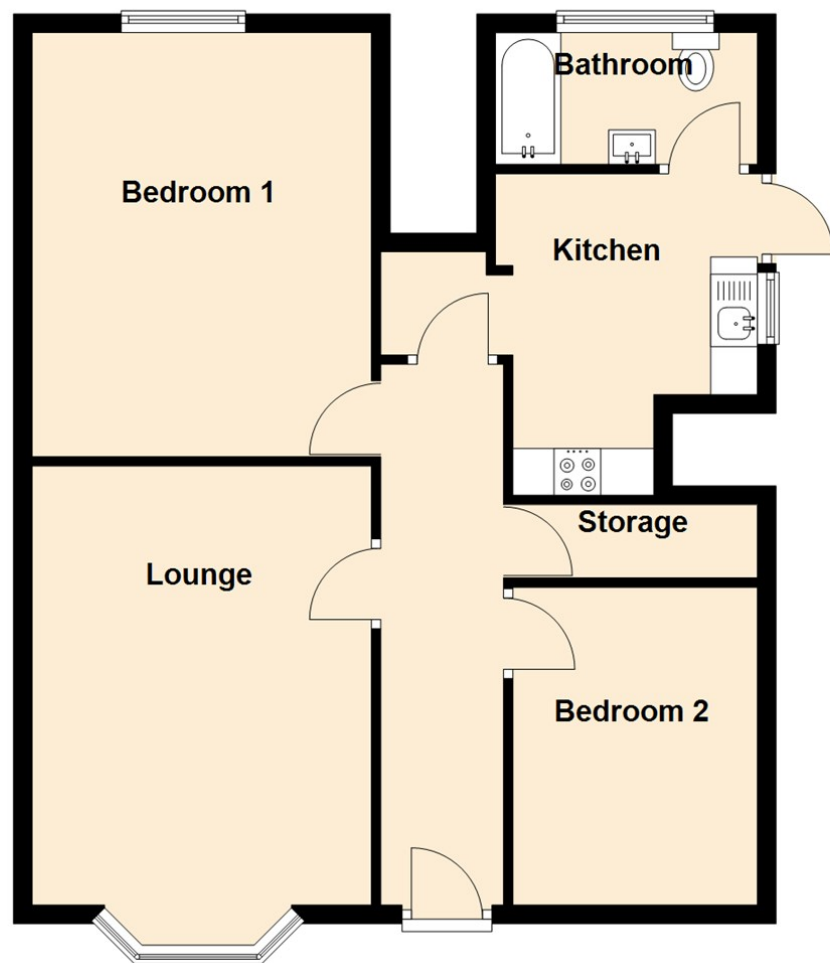
#### Tenure

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

Council Tax band \*A\*.



## Ground Floor



Lounge 15'5" x 11'10" (4.71 x 3.62)

Kitchen 11'11" x 13'7" (3.65 x 4.16)

Bedroom One 8'5" x 11'1" (2.59 x 3.39)

Bedroom Two 8'5" x 11'1" (2.59 x 3.39)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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