





- Popular Location
- Proceedable Buyers Only
- Two Bedrooms
- Modern Fittings
- Close to Local Amenities
- Viewing Recommended





Offered for sale with no upper chain this well presented two bedroom first floor flat must be viewed. Situated in the heart of Low Fell close to excellent local amenities the property will appeal to a number of buyers and early interest is anticipated.

The property briefly comprises:- lounge, modern kitchen with integrated hob and oven, two bedrooms and bathroom with overhead shower and under floor heating. The property benefits from gas central heating and double glazing. Externally there is a shared yard to the rear.

For more information and to book your viewing please call our sales team on 0191 487 0800.

Tenure

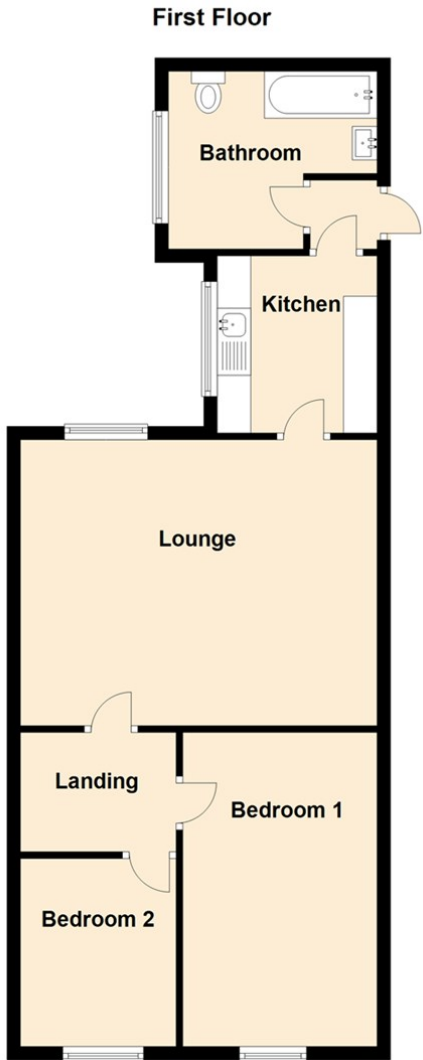
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

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.

Council Tax band *A*





Lounge 14'0" x 14'9" (4.27m x 4.52m)
 Kitchen 8'4" x 7'7" (2.56 x 2.32)
 Bedroom One 15'3" x 9'5" (4.66m x 2.89)
 Bedroom Two 9'2" x 7'6" (2.80 x 2.31)

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	57	66
(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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Gosforth 0191 236 2070
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



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