





- Leasehold Property
- Open Plan Living
- First Floor Flat
- Private Rear Yard
- Close to Local Amenities
- Stunning Home
- Four Piece Family Bathroom
- Two Bedrooms
- Popular Residential Area
- MUST BE VIEWED





** Video Tour on our YouTube Channel |
<https://youtu.be/p0SiJ06kY7M> **

This well presented two bedroom first floor flat must be viewed to appreciate the accommodation on offer. Located within a popular residential area the property will appeal to a variety of buyers.

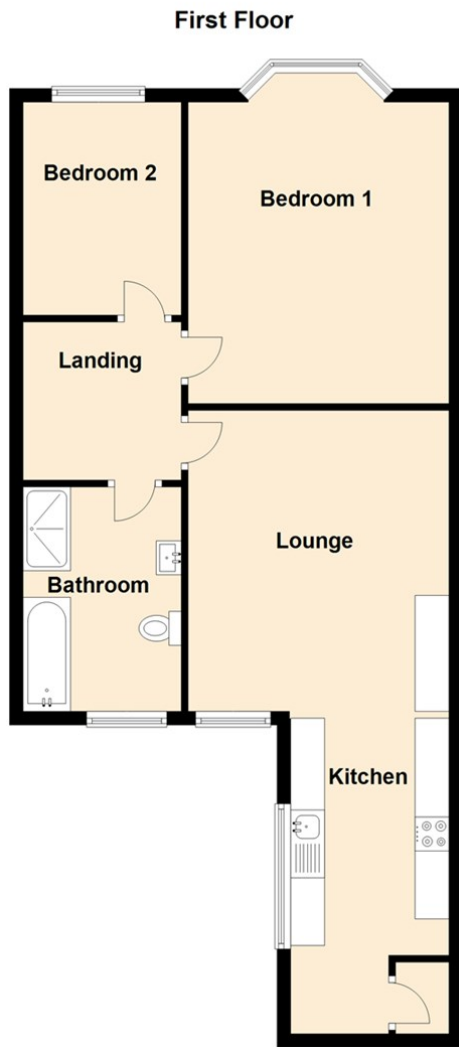
Close to excellent local amenities and transport links the property briefly comprises:- entrance hallway and stairs to the first floor landing, spacious lounge open plan to a modern breakfasting kitchen with fitted units, two good-sized bedrooms; bedroom one with bay window, and a stunning four piece bathroom WC. The property benefits from gas central heating and double glazing. Externally there is a private yard to the rear.

Early viewings come highly recommended. For more information or to book a viewing please call our 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.





The difference between house and home

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Lounge, Kitchen Diner 9'0" x 20'7" (2.75 x 6.29)

Utility Room 5'9" x 10'7" (1.76 x 3.23)

Bedroom One 13'7" x 13'6" (4.15 x 4.14)

Bedroom Two 9'3" x 11'5" (2.82 x 3.49)

Bedroom Three 9'3" x 11'5" (2.82 x 3.49)

Loft Room 17'7" x 17'1" (5.36 x 5.21)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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