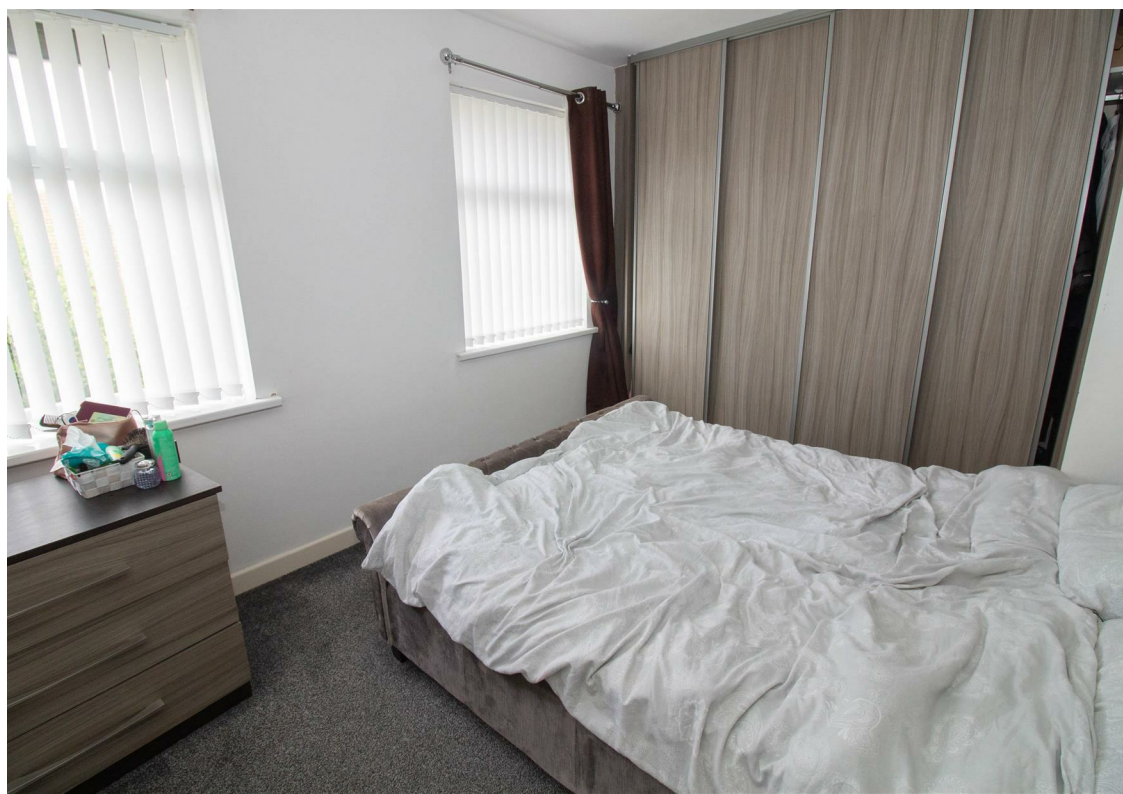






2 1 1

- Two Bedrooms
- Spacious Property
- Modern Home
- First Time Buyers
- Utility Room
- Front & Rear Gardens
- Transport Links
- Off Street Parking





**** Video Tour on our YouTube Channel |
<https://youtu.be/Hv11HwgJW1c> ****

We offer for sale this spacious two bedroom first floor flat which will appeal to a variety of buyers. The property is located within a desirable residential area and is close to excellent local amenities and transport links, such as prime bus routes and the Metro service.

Briefly comprising:- entrance hall with stairs to the first floor, bright and airy lounge/diner, breakfasting kitchen with fitted wall and floor units, two double bedrooms, three piece family bathroom and a handy utility area. The property benefits from gas central heating and double glazing. Externally there is a lawned garden to the front with driveway, providing off street parking, and a well kept garden to the rear.

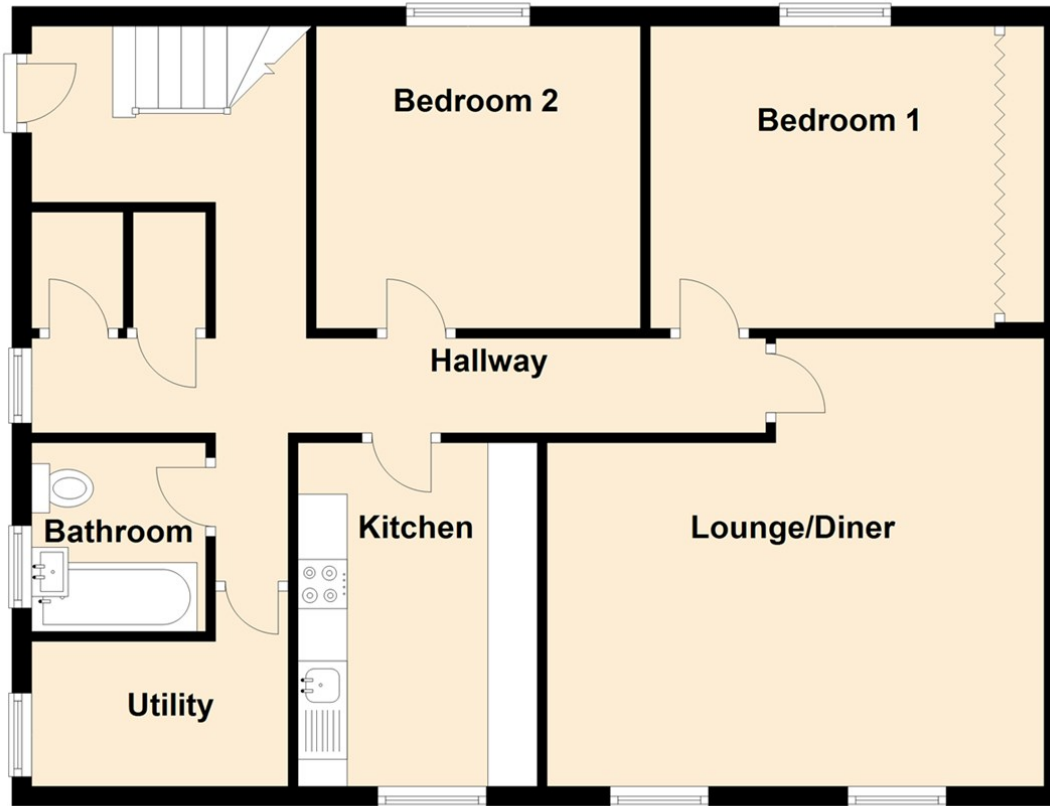
Early viewings come recommended. Please call our Low Fell team on 0191 487 0800 for more information.



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.

First Floor



Lounge/Diner 14'11" x 16'6" (4.55 x 5.05)

Kitchen 11'5" x 7'11" (3.49 x 2.43)

Utility 6'5" x 8'6" (1.98 x 2.60)

Bedroom One 10'0" x 13'1" (3.07 x 4.00)

Bedroom Two 10'0" x 10'9" (3.07 x 3.29)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



www.janforsterestates.com

