





- No Upper Chain
- One Bedroom
- Residence Parking
- Transport Links
- First Floor Flat
- Extended Lease
- Popular Location
- Must be Viewed





Offered for sale with no upper chain this one bedroom first floor flat will appeal to a variety of buyers. Located within a popular residential area close to excellent transport links early viewings come highly recommended.

Internally the property briefly comprises:- stairs to first floor landing, lounge, kitchen with fitted wall and floor units and integrated oven and hob, modern shower room, and a double bedroom. The property benefits from gas central heating and double glazing. Externally there is resident parking to the rear.

For more information and to book your viewing please call our Low Fell branch on 0191 487 0800.

Tenure

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

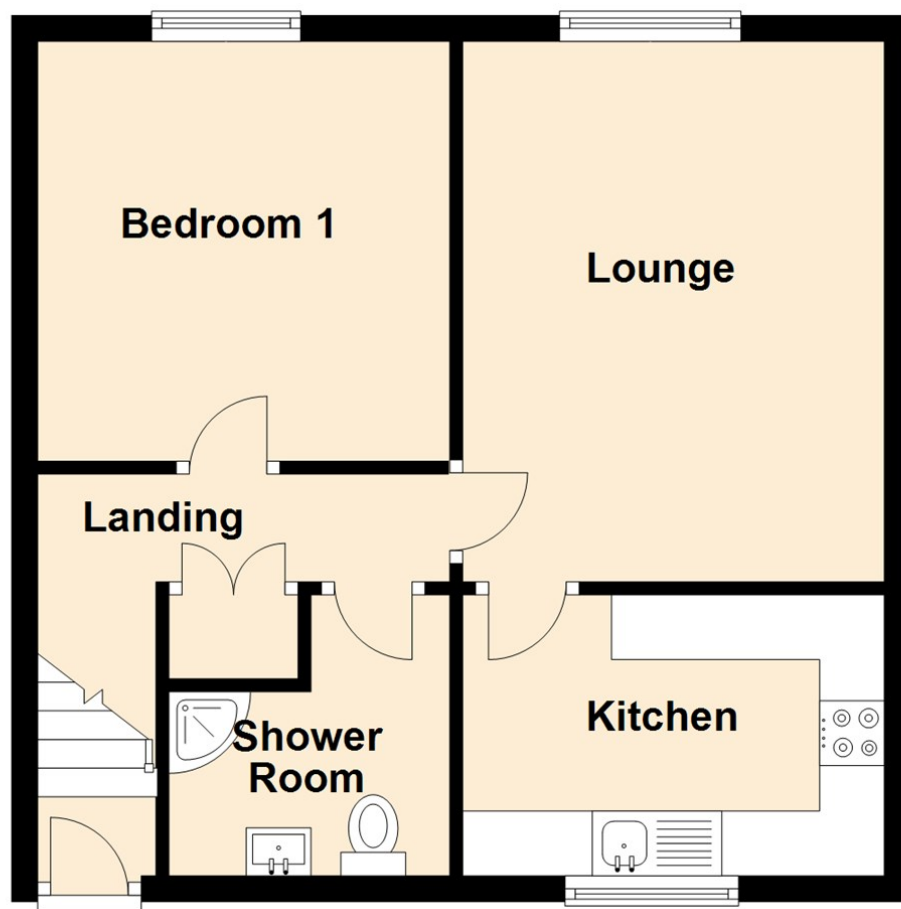
Covid-19 Viewing Guidelines

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*



First Floor



The difference between house and home

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Lounge 13'8" x 10'9" (4.17 x 3.28)

Kitchen 7'1" x 10'9" (2.17 x 3.28)

Bedroom 10'5" x 10'2" (3.19 x 3.12)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth	0191 236 2070
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Property Management Centre	0191 236 2680



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