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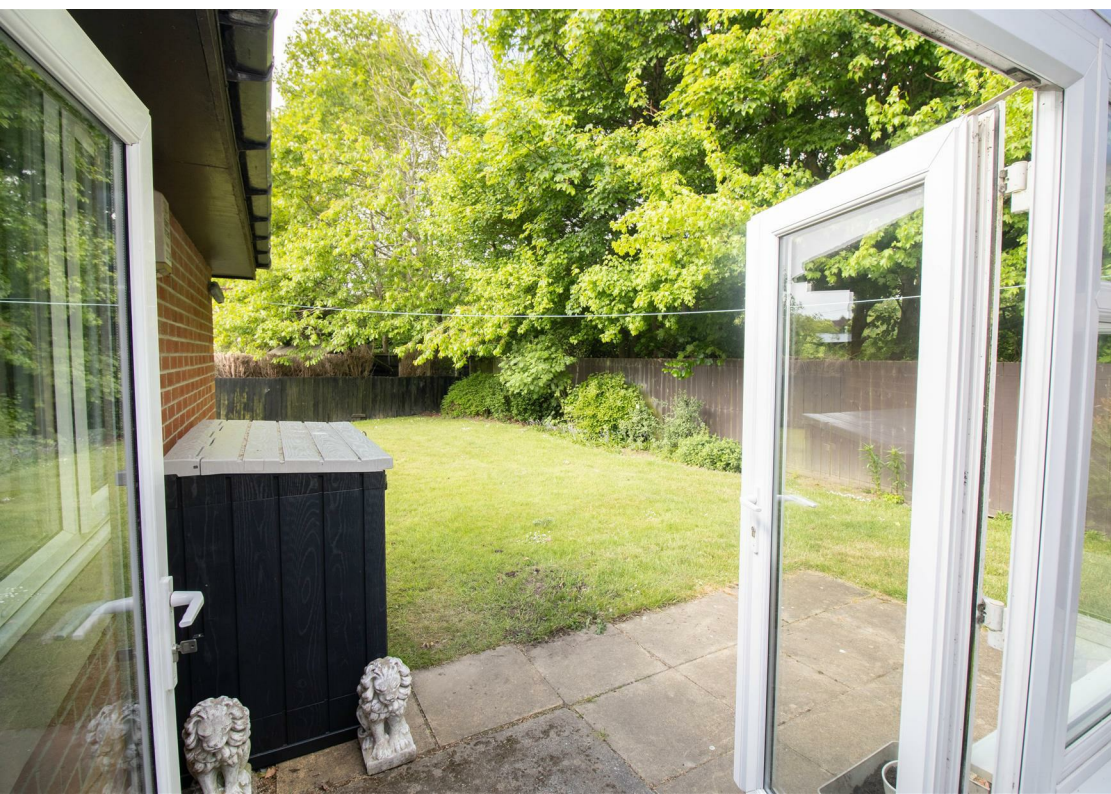
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- 75% Share Of Ownership
- No Upper Chain
- Conservatory
- Close To Local Amenities
- Leasehold
- Over 55's
- Two Bedrooms
- Front & Rear Gardens
- Transport Links Nearby
- Council Tax Band *B*





**** Video Tour on our YouTube Channel |
<https://youtu.be/VW97MxmoLQ4> ****

Offered for sale with a 75% share of the ownership and with the benefit of no upper chain. You must be over the age of 55 and be approved by the Anchor Hanover Group. There is also provision for the payment of a service charge.

The property is ideally located within easy reach of a variety of amenities, including well-regarded schools and major supermarkets. Further shopping and leisure options can be found on Gosforth High Street, at Kingston Park Retail Park, and in Newcastle city centre, all easily accessible via regular bus and Metro services. The nearest metro station is just a 10-minute walk away, offering convenient access to the wider area. For those travelling by car, the A1 motorway is only minutes away.

Internally the bungalow briefly comprises: - entrance hallway, well-appointed kitchen with top and floor units and integrated oven, hob, and fridge freezer, two double bedrooms, spacious lounge leading to the sunny conservatory, and a modern shower room WC. Further benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, as well as a driveway providing off-street parking.

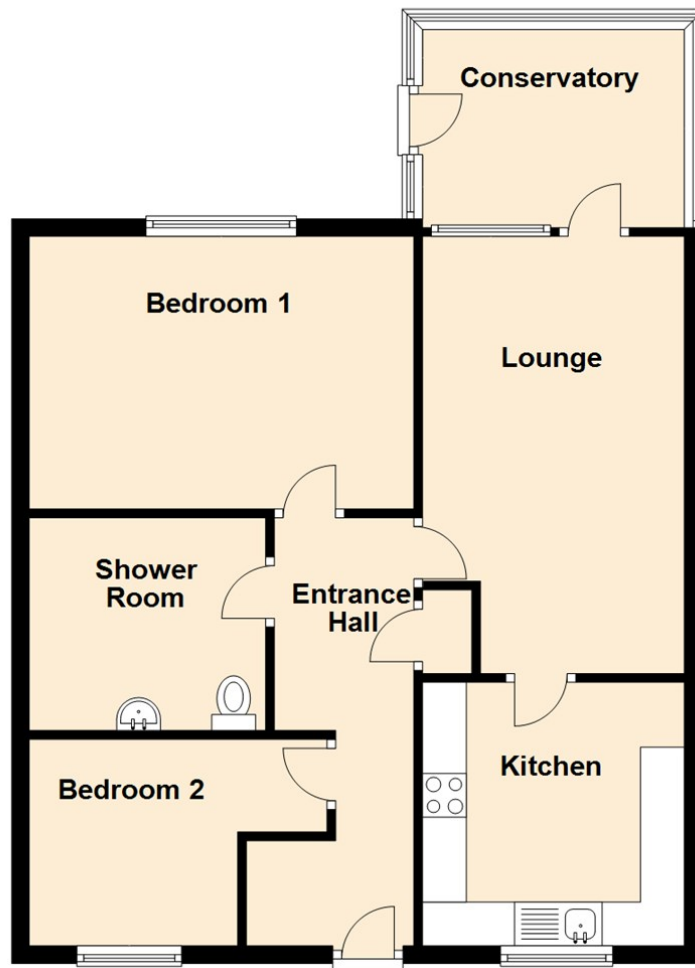
Viewings are highly recommended. To arrange yours or for more information, please, call our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band *B*.

Ground Floor



Lounge 16'0" x 9'10" (4.90 x 3.00)


Conservatory 7'2" x 9'6" (2.20 x 2.90)

Kitchen 8'0" x 9'10" (2.45 x 3.00)

Bedroom One 9'3" x 14'4" (2.82 x 4.38)

Bedroom Two 7'1" x 7'11" (2.17 x 2.43)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

