





- **Ground Floor Flat**
- **Well-Presented**
- **Popular Location**
- **Open Plan Space**
- **One Double Bedroom**
- **Shower Room**
- **Communal Gardens**
- **Local Facilities**
- **Transport Links**
- **Council Tax Band \*A\***





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/Bj4VD3NVUzs> \*\*

Jan Forster Estates are delighted to welcome to the market this charming well-presented one bedroom ground floor flat. It is located within a desirable residential area and is close to excellent transport links and local amenities. The property will appeal to a variety of buyers- from downsizers and first time buyers, to investors alike.

The flat briefly comprises;- hallway, open plan living space consisting of a lounge and a modern kitchen with a handy breakfast bar, one double bedroom and a modern shower room WC. The property benefits from night storage heaters and double glazing. Externally, there are communal gardens to the front and rear and an adjacent single garage.

Early viewings come highly recommended. To book yours or for more information, please, call our Gateshead office on 0191 487 0800.

#### Tenure

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

Council Tax band \*A\*

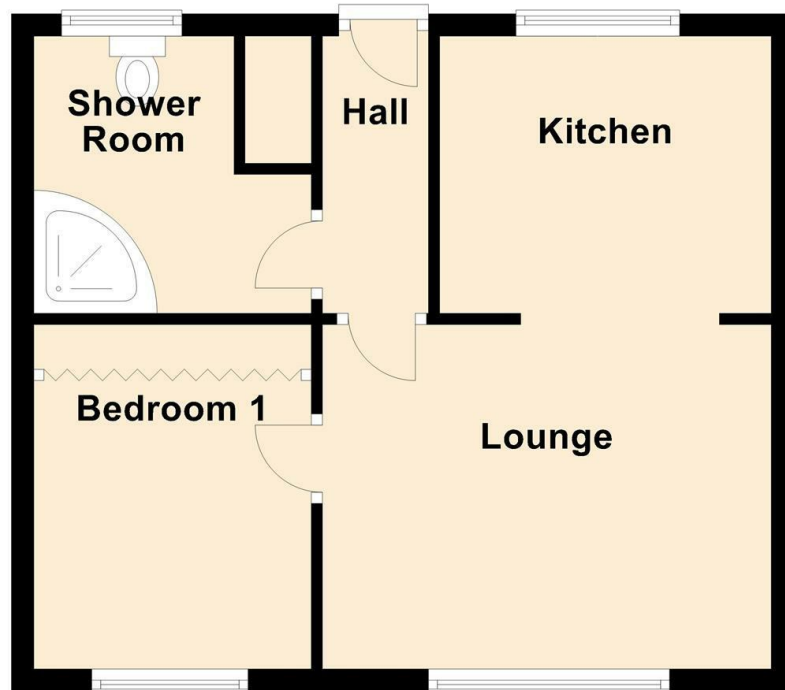



Lounge 13'2" x 9'11" (4.02 x 3.04)

Kitchen 10'4" x 5'0" (3.15 x 1.54)

Bedroom 9'3" x 8'2" (2.84 x 2.49)

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

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[www.janforsterstates.com](http://www.janforsterstates.com)

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

