





- **First Floor Flat**
- **Two Double Bedrooms**
- **Popular Area**
- **Transport Links**
- **Viewing Recommended**
- **Well-Presented**
- **Shower Room**
- **Local Facilities**
- **Council Tax Band *A*.**
- **Call For More Information**





Jan Forster estates welcome to the sale market this first floor flat, located in a popular area in Gateshead.

The property will appeal to a variety of buyers, including investors, downsizers and first-time buyers. The property is conveniently positioned for access to local amenities and excellent transport links to Newcastle city centre, Gateshead and the Metro Centre.

The accommodation briefly comprises:- entrance hallway, lounge, kitchen with top and floor units, shower room and two double bedrooms.

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

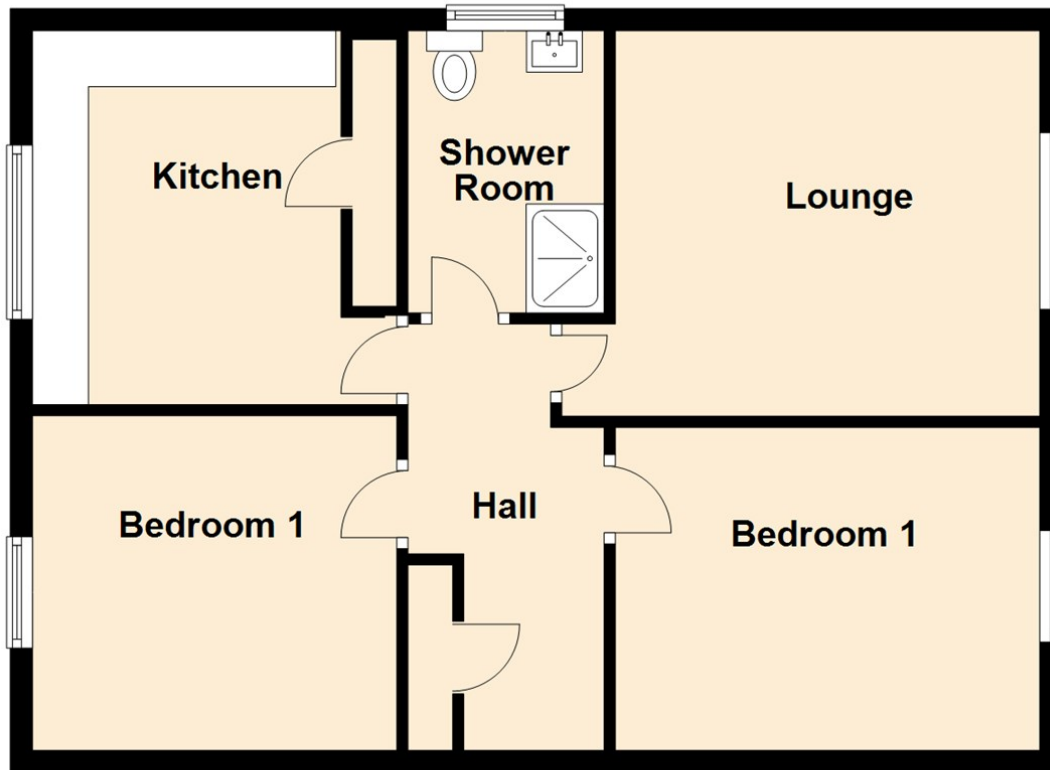
Tenure

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

Council Tax band *A*.



First Floor



Lounge 13'1" x 11'3" (3.99 x 3.45)

Kitchen 10'10" x 11'4" (3.32 x 3.46)

Bedroom One 13'2" x 9'11" (4.02 x 3.04)

Bedroom Two 10'11" x 9'11" (3.34 x 3.03)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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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