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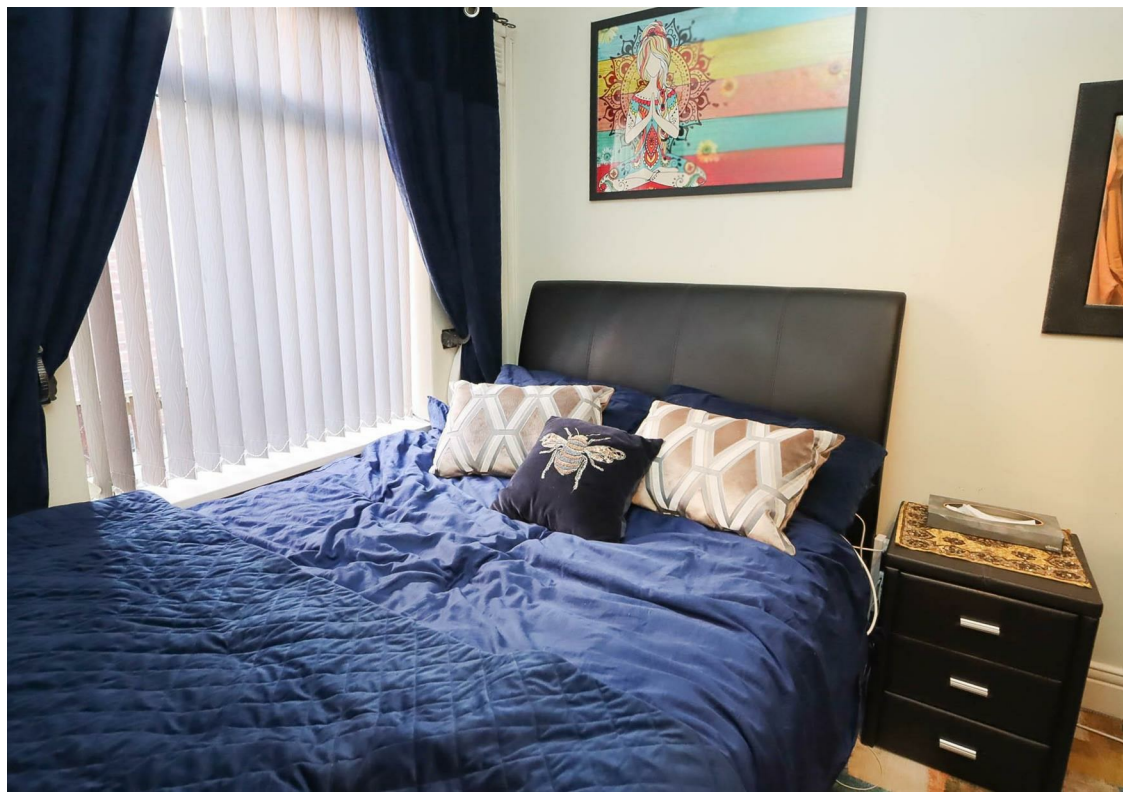


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- Popular Location
- Two Bedrooms
- Private Front Garden
- Excellent Transport Links
- Viewing Recommended
- Ground Floor
- No Onward Chain
- Ideal First Time Buy
- Council Tax Band \*A\*
- Call For More Information







\*\* Video Tour on our YouTube Channel | <https://youtu.be/pnKx7tvH4es>  
\*\*

Jan Forster Estates are delighted to offer for sale this two bedroom ground floor flat, which is situated in the much sought after Lealholm Road in Benton. The property must be viewed to appreciate size of accommodation on offer.

Offered for sale with the benefits no onward chain, the property briefly comprises:- entrance hallway, lounge with bay window, feature fire place and double doors to the dining room, modern bathroom WC and kitchen with fitted wall and floor units. There are also two good sized bedrooms. Further benefits include gas central heating, double glazing and ample storage. Externally there is a private garden to the front with a decked area and lawn.

The location is within close proximity to the Freeman Hospital, DWP, excellent transport links via the Coast Road, A1 and a variety of local shops and food vendors. A key feature of Longbenton is its proximity to the Metro station, which connects the area to the heart of Newcastle, and local green spaces are only a short drive away including Gosforth Nature Reserve and The Rising Sun Country Park.

The property will appeal to a variety of buyers including first time buyers and investors alike. For more information and to book your viewing, call our High Heaton branch on 0191 270 1122.

#### Tenure

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

Council Tax band \*A\*.



Lounge 11'9" x 11'9" (3.59 x 3.59)

Kitchen 17'3" x 11'6" (5.26 x 3.53)

Dining Room 13'8" x 11'9" (4.18 x 3.59)

Bedroom One 7'7" x 11'7" (2.33 x 3.55)

Bedroom Two 8'0" x 8'5" (2.45 x 2.58)

| Energy Efficiency Rating                                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  | 70      | 73        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

## The difference between house and home

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