





- Three Bedrooms
- Well Presented
- Close To Transport Links
- Viewing Recommended
- Upper Flat
- Local Amenities Nearby
- Leasehold Property
- Council Tax Band *A*





**** Video Tour on our YouTube Channel |
https://youtu.be/ogz_BvtiBac ****

We are delighted to offer for sale this well presented three bedroom first floor flat. Located within a popular residential area close to a wide range of amenities on the nearby Coatsworth Road and the Metrocentre and Team Valley are only a short commute away.

Internally the property briefly comprises; bright and airy lounge, three bedrooms, kitchen and bathroom with shower over the bath. The property further benefits from storage, gas central heating and double glazing. Externally there is a shared town garden to the front and a shared yard to the rear.

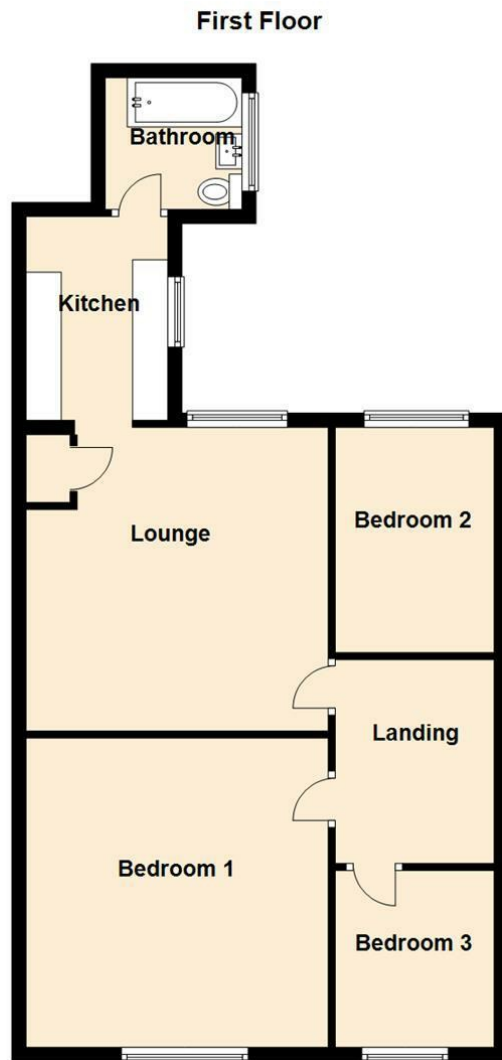
For more information and to book a viewing please call our Low Fell office on 0191 487 0800.

Tenure

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

Council Tax band *A*





The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterstates.com

Lounge 14'1" x 12'10" (4.30 x 3.93)

Kitchen 9'5" x 6'7" (2.89 x 2.01)

Bedroom One 14'1" x 13'1" (4.30 x 4.01)

Bedroom Two 10'5" x 7'6" (3.19 x 2.29)

Bedroom Three 8'3" x 7'4" (2.52 x 2.25)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

