





- No Onward Chain
- Close to Local Amenities
- Popular Location
- Transport Links Nearby
- Council Tax Band *A*
- Two Bedrooms
- Ground Floor
- Gas Central Heating
- Leasehold





** Video Tour on our YouTube Channel |
<https://youtu.be/qJMEJ0m6zLo> **

Jan Forster Estates offer for sale with the benefit of no upper chain this two bedroom ground floor flat. The property is positioned in a popular residential area, close to a wide range of amenities and excellent transport links. Saltwell Park is also within walking distance.

Internally the property briefly comprises; entrance hallway, good sized lounge, two double bedrooms, kitchen with a range of wall and floor units and a bathroom WC with three piece suite and a shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there is a town garden to the front and a private yard to the rear.

The property will appeal to a variety of buyers and early viewings come highly recommended. For more information and to book a viewing please call our Low Fell team on 0191 487 0800.

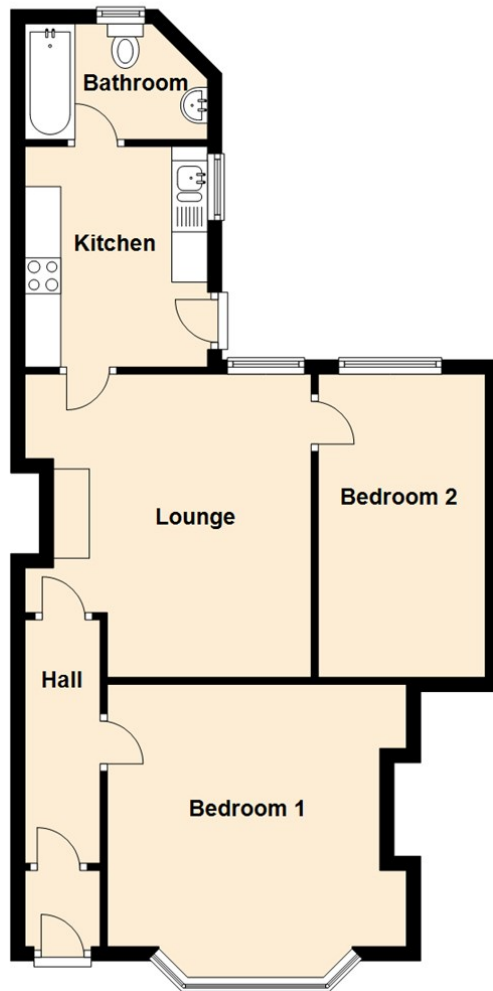
Tenure

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

Council tax band *A*.



Ground Floor



The difference between house and home


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Lounge 13'1" x 13'10" (3.99 x 4.23)

Kitchen 10'1" x 8'4" (3.09 x 2.55)

Bedroom One 13'7" x 11'11" (4.15 x 3.64)

Bedroom Two 7'7" x 13'5" (2.33 x 4.10)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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