





2



1



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- Popular Location
- Ground Floor Flat
- Gas Central Heating
- Front and Rear Gardens
- Viewing Recommend
- Two Bedrooms
- Close To Amenities
- Double Glazing
- Council Tax band *A*
- Call for More Information





**** Video Tour on Our YouTube Channel |
<https://youtu.be/pZGwfEaDbZc> ****

Jan Forster Estates welcome to the market this two-bedroom, ground-floor flat, located in a popular area in Heaton.

The location provides easy access to a wealth of local amenities, including shops and schools, and public transport links via Metro and bus routes, to Newcastle city centre and the coast.

The property will make an ideal first time buy and briefly comprises: - entrance hallway, lounge with French doors to the rear, kitchen with wall and floor units and access to the rear, a three-piece family bathroom/wc and two good-sized bedrooms, the main with a bay window. The property further benefits from gas central heating and double glazing. Externally, there are easy to maintain gardens to the front and rear of the property.

For more information or to book your viewing, please, call our High Heaton sales team on 0191 270 1122.

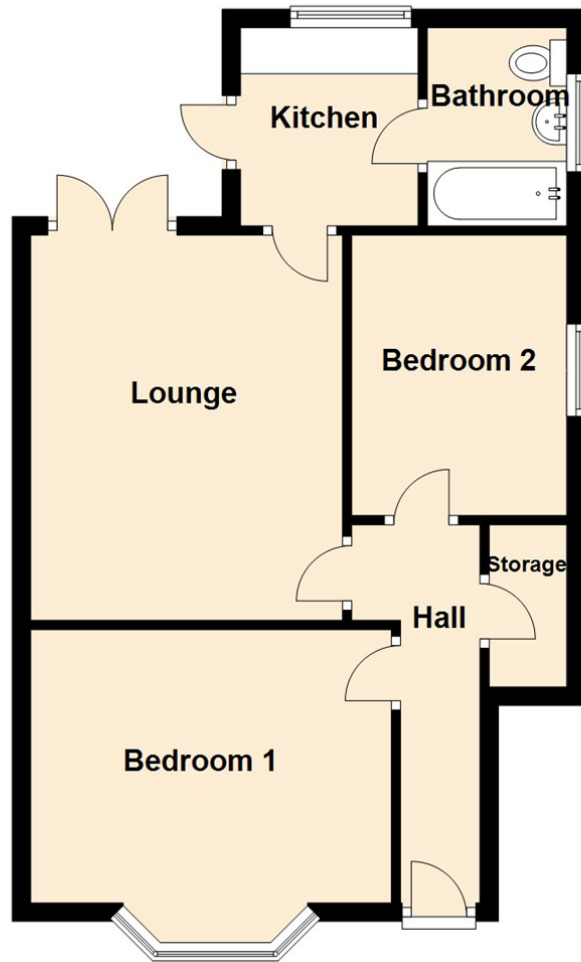
Tenure

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 13'9" x 11'5" (4.20 x 3.49)

Kitchen 7'0" x 7'3" (2.15 x 2.22)

Bedroom One 12'9" x 9'8" (3.91 x 2.97)

Bedroom Two 9'10" x 7'7" (3.02 x 2.33)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales <small>EU Directive 2002/91/EC</small>		

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

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