





- One Double Bedroom
- Great Location
- Freehold
- Viewing Recommended
- No Onward Chain
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information





A rare opportunity to acquire this tastefully presented one bedroom house, offered for sale with the benefit of no onward chain. Located at the head of this residential cul-de-sac in this popular and desirable modern development.

Conveniently situated for local bus routes, the QE Hospital and local nature reserve, this property will appeal to a variety of purchasers including the first-time buyer, investor, or professional person.

Internally the property briefly comprises to the ground floor: - lounge diner featuring a spiral staircase to the first floor and a fitted kitchen with wall and floor units. to the first floor there is a double bedroom and bathroom/w.c. with shower over the bath. Further benefits include electric heating and double glazing.

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

#### Tenure

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

Council Tax band \*A\*.

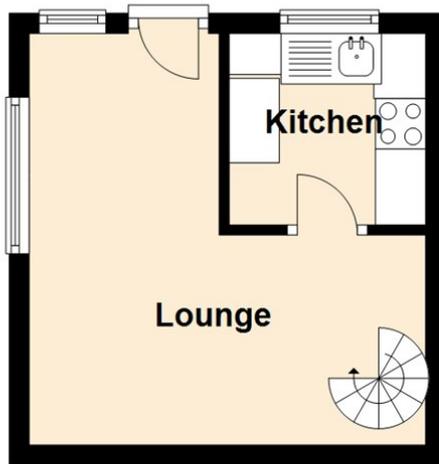


Lounge 15'9" x 14'0" (4.81 x 4.28)

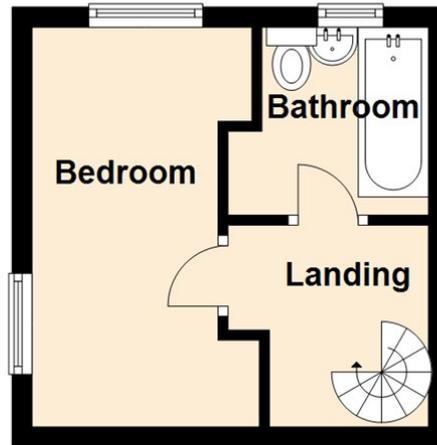
Bedroom 13'4" x 10'7" (4.08 x 3.25)

Kitchen 6'5" x 6'2" (1.96 x 1.90)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## 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.

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



[www.janforsterestates.com](http://www.janforsterestates.com)

