





- Popular Location
- Two Good Sized Bedrooms
- Gas Central Heating
- Private Rear Yard
- Viewing Recommended
- Ground Floor Flat
- Close To Amenities
- Double Glazing
- Council Tax Band *A*
- Call For More Information





This bright and airy two-bedroom, ground-floor flat is located in a popular area of Gateshead and will appeal to a variety of buyers including first time, downsizers, and investors alike. Offered for sale with the benefit of no upper chain.

The property is close to a fantastic range of local amenities, including the ever-popular Saltwell Park, which is only a short walk away. There are also good transport links nearby with easy access to Low Fell High Street and Newcastle City Centre.

Internally the property briefly comprises: - entrance lobby and inner hallway with storage and period features, spacious lounge, kitchen with spotlights, fitted wall and floor units and integrated oven and hob, two good-sized bedrooms, one with a feature fire place and there is also a three-piece bathroom/w.c. with spotlights and a shower over the bath. The property further benefits from gas central heating, double glazing, and an alarm. Externally there is a good-sized, West-facing, private rear yard.

For more information and to book a viewing please call our Gateshead branch 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*



Ground Floor



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.

Living Room 13'11" x 12'6" (4.25 x 3.83)

Kitchen 12'3" x 7'6" (3.75 x 2.30)

Bedroom One 10'2" x 11'6" (3.12 x 3.51)

Bedroom Two 10'0" x 7'9" (3.06 x 2.38)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



www.janforsterstates.com

