





- Mid-Terraced House
- Two Bedrooms
- Gas Central Heating
- No Onward Chain
- Public Transport Links
- Great Location
- Family Bathroom
- Off-Street Parking
- Local Facilities
- Council Tax Band *B*





Jan Forster Estates welcome to the market this well-presented terraced home positioned on the popular Gardner Park Estate. The property is close to good local facilities and public transport links to the coast and Newcastle city centre, and will make a great home for the first time buyer or a great opportunity for the professional landlord.

The accommodation, which covers two floors and is offered with the benefit of no upper chain, briefly comprises;- main reception room, well-appointed kitchen with wall and floor units, fitted oven and hob, and a dining area. On the first floor, you are presented with two bedrooms and a modern bathroom WC. As you would expect, the house is warmed with gas central heating and also boasts double glazing. Externally, there is a garden to the rear and off-street parking to the front.

For more information or to book your viewing, please, call our coastal sales team on 0191 257 2000.

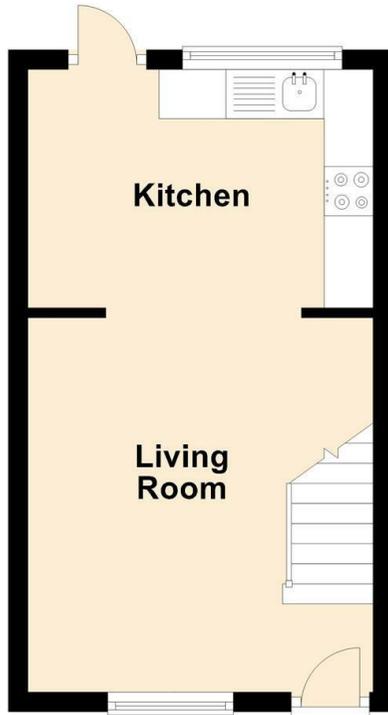
Tenure

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

Council Tax band *B*



Ground Floor



First Floor



Lounge 12'5" x 11'6" (3.80 x 3.53)

Kitchen 11'6" x 7'11" (3.53 x 2.42)

Bedroom One 12'5" x 11'6" (3.80 x 3.53)

Bedroom Two 7'11" x 5'5" (2.42 x 1.67)

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 90 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (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 | |

The difference between house and home

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