



Jan Forster  
**FOR SALE**  
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- Popular Location
- Two Double Bedrooms
- Close To Amenities
- Leasehold
- Viewing Recommended
- Ground Floor
- Great Location
- Off Street Parking
- Council Tax Band \*A\*
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/wFSH\\_ZmmqaM](https://youtu.be/wFSH_ZmmqaM) \*\*

We welcome to the market this bright and airy ground floor flat situated on Tintern Crescent in a desirable area of Heaton. Offered for sale with the benefit of no upper chain.

The location is close to a wonderful mix of amenities and excellent transport links, including shops, cozy cafes, and eateries providing a variety of options for dining and shopping, making everyday life both convenient and enjoyable. Also close to lovely green spaces like Heaton Park and Jesmond Dene, this area provides an abundance of outdoor activities. Chillingham Road Metro is within walking distance, offering quick connections to Newcastle city centre and the coast.

Internally the property briefly comprises: - entrance hallway, generous lounge with bay window and feature fireplace, kitchen diner with fitted units, storage, and access to the rear, two double bedrooms and a recently refitted modern shower room WC. Further benefits include gas central heating and double glazing. Externally there is a garden and driveway to the front.

Early viewings come highly recommended. For more information, please call our High Heaton office 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



Lounge 12'2" x 15'7" (3.72 x 4.75 )

Kitchen 11'11" x 12'5" (3.65 x 3.81)

Bedroom One 15'7" x 11'11" (4.75 x 3.64)

Bedroom Two 10'8" x 11'7" (3.27 x 3.55)

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

## The difference between house and home

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

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