







- Leasehold
- Council Tax Band A
- Ground Floor
- No Upper Chain
- Spacious
- One Bedroom
- Local Amenities
- Transport Links
- First Time Buy
- Good Location





Offered for sale with no upper chain this spacious one bedroom ground floor flat must be viewed. The property is located in a popular residential area and it is close to excellent local amenities and transport links. Early viewings come highly recommended.

The flat briefly comprising; hallway, spacious lounge, kitchen with fitted units, one double bedroom with feature fireplace and a four piece bathroom WC. The property also benefits from gas central heating and double glazing. Externally, there is a private enclosed garden to the front and a yard to the rear.

For more information or to book your viewing please call our sales team on 0191 487 0800.

#### Tenure

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

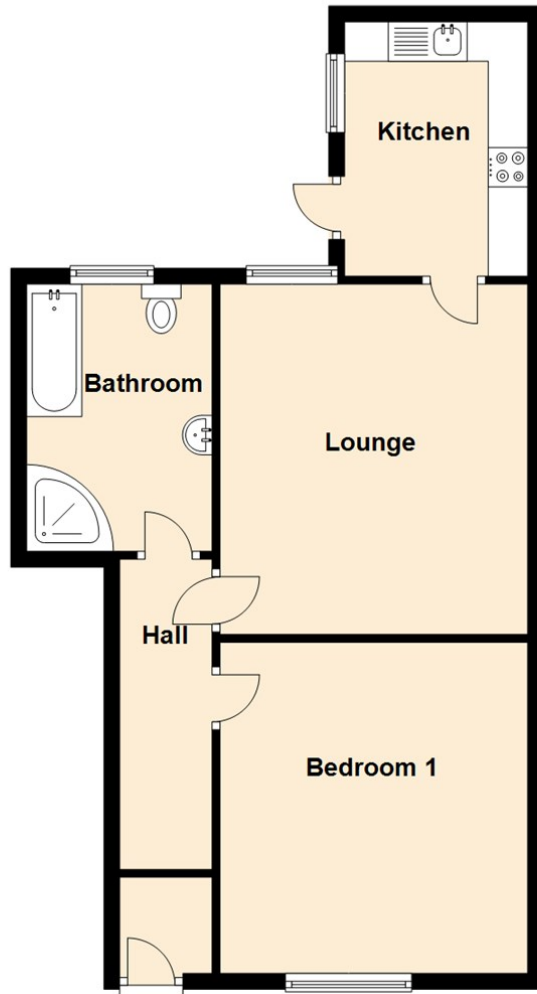
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax Band \*A\*.



## Ground Floor



## The difference between house and home

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Lounge 14'6" x 13'0" (4.43 x 3.97)

Kitchen 10'6" x 7'7" (3.22 x 2.32)

Hallway 14'0" x 13'0" (4.28 x 3.97)

Bedroom 13'9" x 13'9" (4.21 x 4.21)

Bathroom 10'10" x 7'9" (3.32 x 2.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

67 74

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



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