





2



1



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- Two Double Bedrooms
- No Onward Chain
- Well Presented
- Excellent Transport Links
- Must be Viewed
- First Floor Apartment
- Bright and Airy
- Central Location
- Breakfasting Kitchen
- Freehold Property





**** Video Tour on our YouTube Channel |
https://youtu.be/St_h2ddk3RI ****

Jan Forster Estates are delighted to bring to the market this well presented two bedroom first floor flat located in a sought after residential area within Low Fell.

The property has been finished to a high standard with solid wood flooring and spotlights to the living area and briefly comprises:- lounge with a flame effect electric fire, well appointed kitchen with fitted wall and floor units and a range of integrated appliances including ceramic touch control hob, electric double oven, fridge, and freezer. There is also a four piece modern bathroom WC and two double bedrooms. The property benefits from gas central heating and double glazing. Externally there are easy to maintain gardens to the side and rear and a small walkway to the front.

For more information or to arrange a viewing, please contact our Low Fell branch on 0191 487 0800.

Tenure

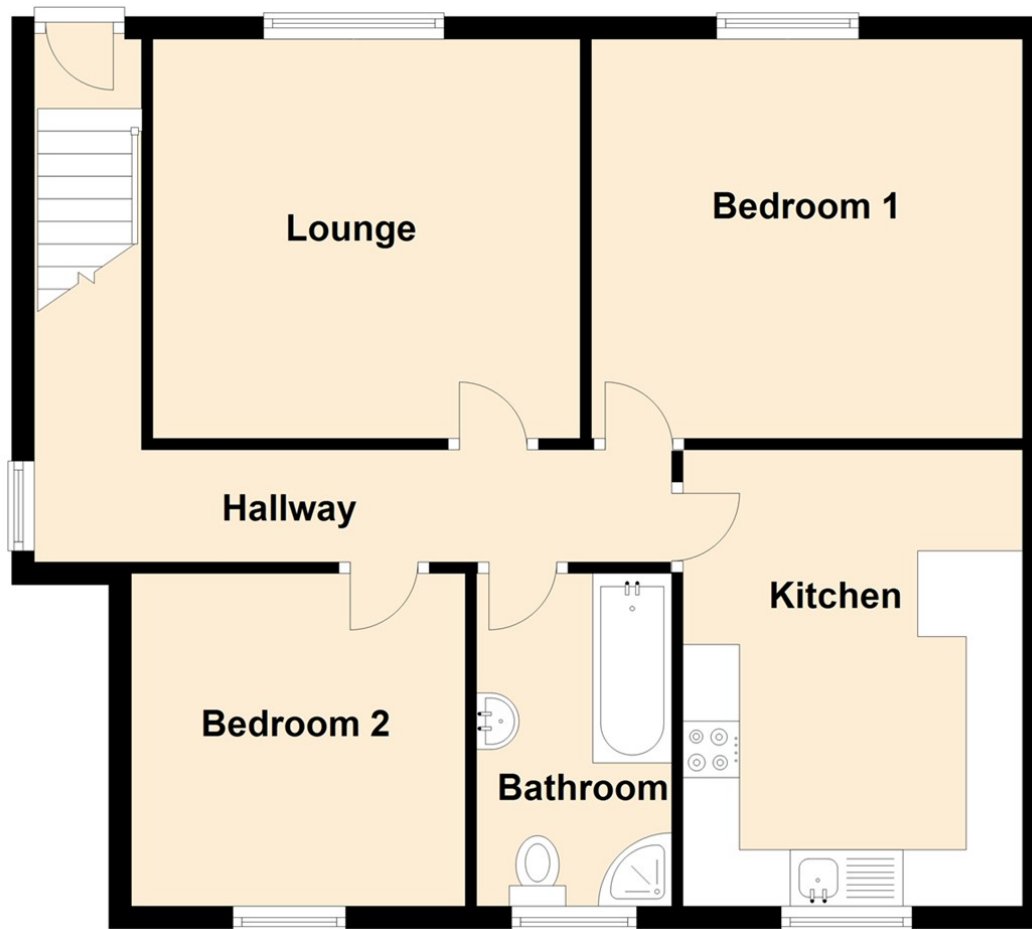
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



First Floor



The difference between house and home

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Lounge 11'8" x 12'5" (3.58 x 3.80)

Kitchen 9'10" x 13'3" (3.00 x 4.06)

Bedroom One 11'9" x 12'4" (3.59 x 3.76)

Bedroom Two 9'10" x 12'3" (3.02 x 3.74)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth 0191 236 2070
 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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