







2



1



1

- Popular Location
- Two Bedrooms
- Double Glazing
- Transport Links Nearby
- Viewing Recommended
- Ground Floor Flat
- Gas Central Heating
- Close to Amenities
- Council Tax Band \*A\*
- Call For More Information







Jan Forster Estates are delighted to welcome to the market this well-presented, two-bedroom, ground floor flat, on the ever-popular Great North Road. The property will appeal to a variety of buyers including first time, downsizers, and investors.

Situated in a popular part of Gosforth, close to a wide range of local amenities, including Gosforth High Street, which is within a close walking distance, as well as excellent transport links by road, bus, cycle route and Metro.

Internally the property briefly comprises:- entrance hallway, bright and airy lounge with a bay window and feature fire place, two double bedrooms, the main with fitted wardrobes, breakfasting kitchen with wall and floor units, integrated oven and hob and access to the rear, and a modern shower room/w.c with vanity unit and under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and there is a charming garden to the rear with a patio area, lawn, planted borders, an outside tap and electric point, A perfect space to relax in the warmer months.

Early viewing is highly recommended. For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

#### Tenure

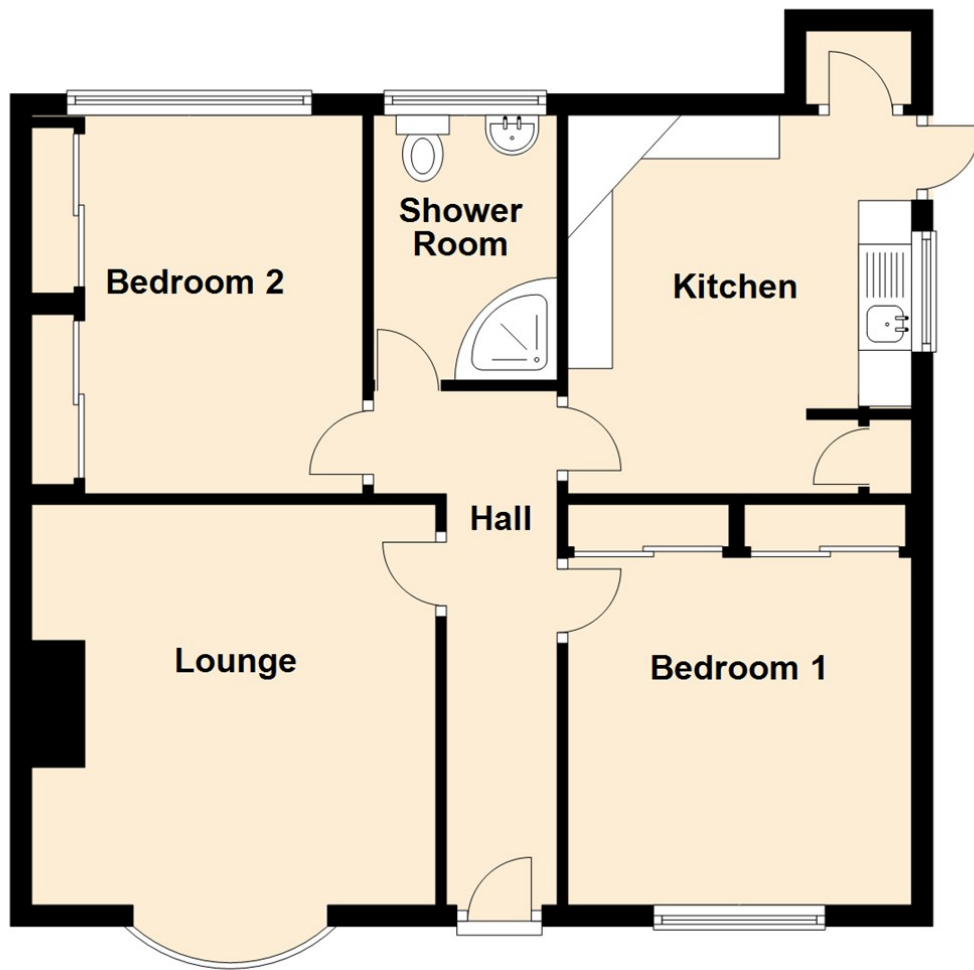
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*





## Ground Floor




## The difference between house and home

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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>	73	75
(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		
England & Wales	EU Directive 2002/91/EC 	

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

