





- **Ground Floor Flat**
- **Ample Storage**
- **Excellent Condition**
- **Available NOW**
- **Video Tour Available**
- **Two Bedrooms**
- **Gardens to Front & Rear**
- **Sought After Location**
- **Unfurnished Basis**
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel | <https://youtu.be/rIXP-EI0Qvs> ****

Jan Forster Estates are pleased to present to the market this lovely ground floor flat which is situated on the highly sought after Corchester Walk in High Heaton. Available NOW on an unfurnished basis, the property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

The accommodation on offer briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, integrated kitchen with wall and floor units, two double bedrooms; the main bedroom with fitted wardrobes, and there is a modern three piece family bathroom WC. The flat is double glazed and warmed with gas central heating. Externally there are lawned gardens to the front and rear.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information on this or similar properties please call our Heaton branch on 0191 270 1122.

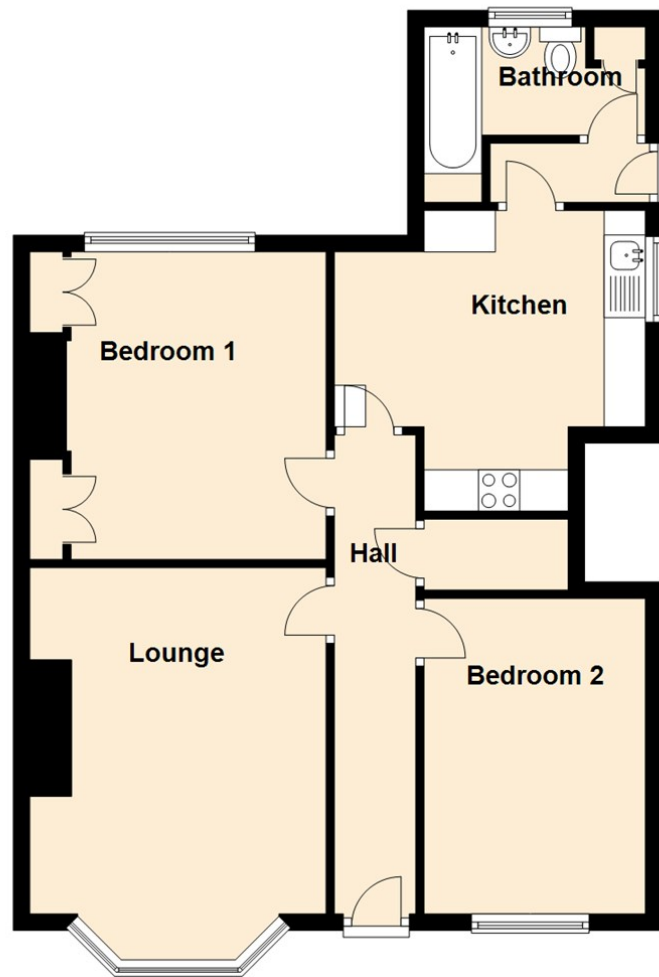
COVID-19 Guidelines

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 11'9" x 17'5" (3.60 x 5.31)

Kitchen 11'2" x 11'11" (3.42 x 3.65)

Bedroom One 10'2" x 14'11" (3.11 x 4.57)

Bedroom Two 8'7" x 11'0" (2.64 x 3.37)

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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High Heaton

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Tynemouth

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Low Fell

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