





- First Floor Flat
- No Onward Chain
- Private Rear Garden
- Double Glazed
- Leasehold
- Two Double Bedrooms
- MUST BE VIEWED
- Council Tax Band *A*
- Gas Central Heating





TWO BEDROOMS | FIRST FLOOR FLAT | GREAT RENTAL POTENTIAL

A well proportioned two bedroom first floor flat located on the ever popular Mitford Gardens, Wideopen in North of Gosforth. The area benefits from a real sense of community and a wealth of local amenities including shops, schools, post office, medical centre, leisure facilities, woodland walks and public transport links, with further amenities being offered within nearby Gosforth High Street and Newcastle city centre.

Internally the property briefly comprises:- entrance and stairs to the first floor, bright and airy lounge with bay window, kitchen with fitted wall and floor units and integrated oven and hob, two bedrooms and a modern three piece bathroom with shower over the bath. The property further benefits from gas central heating and double glazing.

For more information on this, or similar properties, please call Gosforth on 0191 236 2070.

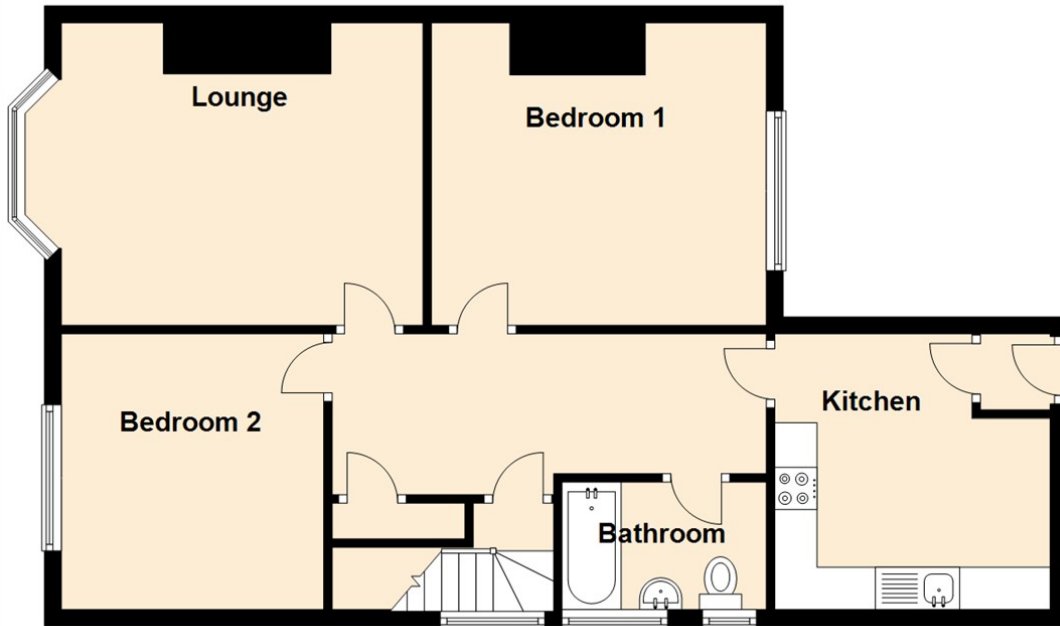
Tenure

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

Council Tax Band *A*



First Floor



The difference between house and home

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Lounge 11'9" x 16'2" (3.60 x 4.93)

Kitchen 10'8" x 10'5" (3.26 x 3.18)

Bedroom One 11'9" x 13'10" (3.59 x 4.23)

Bedroom Two 10'2" x 10'8" (3.10 x 3.26)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales	EU Directive 2002/91/EC 	

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

