







- First Floor Flat
- Off Street Parking
- Close To Local Amenities
- Part Furnished Basis
- Video Tour Available
- Two Bedrooms
- Garden
- Good Transport Links
- Available NOW
- MUST BE VIEWED







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

Jan Forster Estates are pleased to present to the market this lovely first floor flat which is situated on the highly sought after Ferndene Grove in High Heaton. Available NOW on a part furnished 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, fitted kitchen with wall and floor units, two double bedrooms; both bedrooms benefitting built-in storage, and a stylish three piece family bathroom WC. The flat is double glazed and warmed with gas central heating. Externally, there is a lawned garden to the rear and off street parking to the front.

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 High Heaton branch on 0191 270 1122.

Council Tax band \*A\*



## First Floor



Lounge 14'5" x 14'4" (4.40 x 4.39)

Kitchen 8'9" x 11'2" (2.67 x 3.41)

Bedroom One 12'4" x 12'6" (3.78 x 3.83)

Bedroom Two 9'9" x 11'9" (2.99 x 3.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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