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- Leasehold
- Council Tax Band \*A\*
- Private Rear Yard
- Close to Local Amenities
- Three Bedrooms
- Upper Flat
- Popular Location
- No Upper Chain







**\*\* Video Tour on our YouTube Channel  
|[https://youtu.be/FQoBNOz\\_898](https://youtu.be/FQoBNOz_898) \*\***

Jan Forster Estates welcome to the market this three bedroom first floor flat. The property is located within a popular residential area and is offered for sale with the benefit of no upper chain. Close to excellent local amenities and transport links the property will appeal to a variety of buyers.

Internally the property briefly comprises; entrance and stairs to the first floor, lounge, kitchen, inner lobby, bathroom and three bedrooms; two of which are doubles. The property further benefits from gas central heating and double glazing. Externally there is a private yard to the rear.

For more information and to book a viewing please call our Gateshead office on 0191 487 0800.

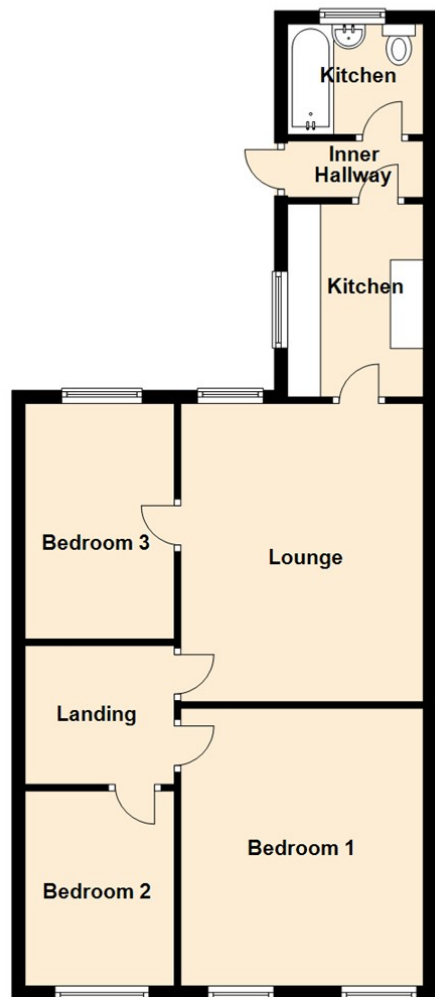
#### Tenure

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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[www.janforsterestates.com](http://www.janforsterestates.com)

Lounge 14'10" x 12'1" (4.53 x 3.69)

Kitchen 9'7" x 6'8" (2.93 x 2.05)

Bedroom One 12'1" x 13'10" (3.69 x 4.22)

Bedroom Two 7'4" x 11'8" (2.25 x 3.56)

Bedroom Three 9'8" x 7'3" (2.97 x 2.22)

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>	69	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

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

