





- **Ground Floor Flat**
- **Off Street Parking**
- **Good Transport Links**
- **Sought After Location**
- **Two Bedrooms**
- **No Onward Chain**
- **Close To Local Amenities**
- **MUST BE VIEWED**

Jan Forster Estates are delighted to present to the market this ground floor apartment, situated on Redcar Road in Howdon, with the benefit of no onward chain. The property is in a convenient position for access to a wide range of local amenities, parks, schools, and excellent transport links.

The property briefly comprises:- lounge with bay window, kitchen with fitted wall and floor units, two good sized bedrooms, and a three piece bathroom WC. Externally there is a front garden with a driveway providing off-street parking and there is a nicely sized garden to the rear. The property also boasts gas central heating, double glazing, and ample storage.

This property is ideal for first-time buyers, downsizers, or buy-to-let investors alike and we anticipate an extremely high level of viewings. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

Tenure

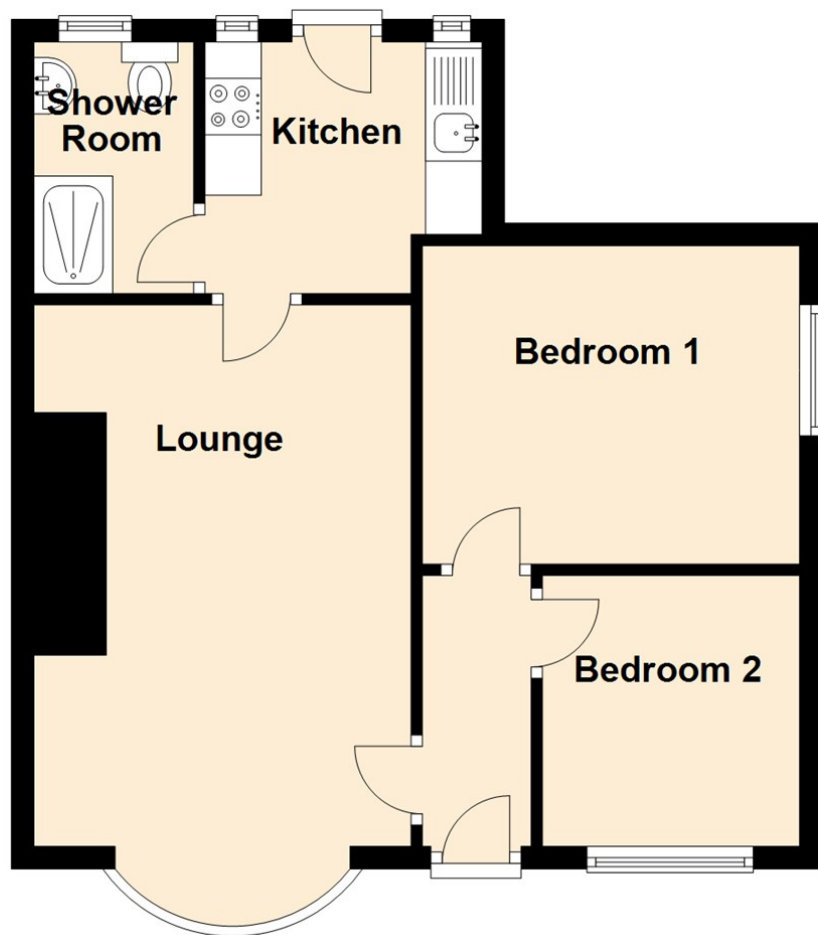
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

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 17'10" x 11'0" (5.44 x 3.36)

Kitchen 7'4" x 9'2" (2.25 x 2.81)

Bedroom One 8'11" x 11'2" (2.73 x 3.42)

Bedroom Two 7'10" x 7'8" (2.41 x 2.36)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

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