





- Ground Floor Flat
- Gas Central Heating
- Contemporary Bathroom WC
- Council Tax Band *A*
- Shared Rear Yard
- Two Bedroom Home
- Modern Fitted Kitchen
- Leasehold Property
- Desirable Location
- Early Viewing Essential





Matterport 360° Tour | <https://my.matterport.com/show/?m=thkKVFDGM8D>

Available with the benefit of no onward chain, this exceptionally well presented and very much improved ground floor flat will make an extremely attractive purchase for the first time buyer.

The flat has undergone a complete refurbishment and now enjoys full gas central heating via radiators, UPVC double glazed replacement windows, internal oak doors, and a fantastic kitchen. We can't emphasise how immaculate this property is, and it is very much ready to move into!

Internally the property briefly comprises:- entrance hall with storage cupboard, main reception area with feature remote control fire, modern kitchen with wall and floor units and integrated appliances including fridge-freezer, dishwasher and washing machine and also featuring plinth lights. There are two bedrooms; the main is a generous double with walk-in bay window and built-in wardrobes, and bedroom two with a built-in wardrobe, and there is also a modern refitted contemporary bathroom with a shower over the bath. Externally there is a shared yard to the rear.



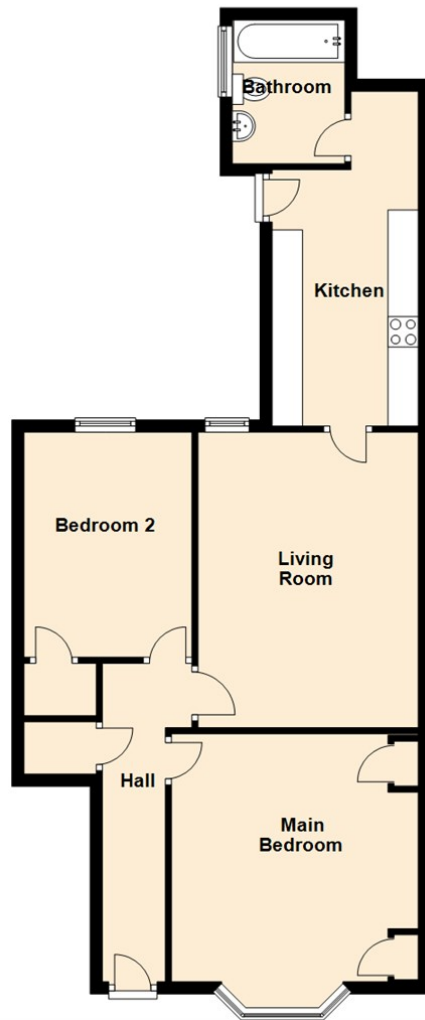
This location really is second to none and does provide all the infrastructure and amenities that you could possibly require. Public travel links are close by and will provide you with bus routes to main Tyneside centres. You are also within walking distance of a Metro station which will offer you access to Newcastle City Centre in some twenty minutes. The Tyne Tunnel is within easy striking distance which will get you going south bound on the A19. The A1066 is close by linking you to the Town and all surrounding Tyneside locations. North Shields Fish Quay is also a real attraction and offers you an array of bars, shops and some great restaurants.

Tenure

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

Council Tax band *A*

Ground Floor



The difference between house and home

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www.janforsterstates.com

Living Room 16'0" x 11'10" (4.88 x 3.63)

Kitchen 13'10" x 7'10" (4.23 x 2.41)

Main Bedroom 13'5" x 13'4" (4.09 x 4.07)

Bedroom Two 12'2" x 9'1" (3.71 x 2.77)

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		
	64	75
England & Wales <small>EU Directive 2002/91/EC</small>		

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