





- Popular Location
- Two Bedrooms
- Close To Metro
- Double Glazing
- Viewing Recommended
- Ground Floor
- No Upper Chain
- Gas Central Heating
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/YiLmamMH-v0> ****

Located on Lealholm Road in Longbenton, Jan Forster Estates presents this two bedroom, ground floor flat. Offered for sale with the benefit of no onward chain.

Ideally located within walking distance to a wide range of local amenities, and within a 5 minute walk to Longbenton Metro station, which provides quick and easy access into Newcastle City Centre.

Internally, the property briefly comprises: - entrance hall, lounge with bay window, kitchen with integrated oven and hob, three piece bathroom with shower over the bath, and two bedrooms; bedroom one with built-in storage.

Externally there are gardens to the front, side and rear and there is permit parking.

For more information and to book a viewing please call our sales office on 0191 270 1122.

Tenure

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

Council Tax band *A*.






Lounge 14'11" x 13'6" (4.56 x 4.13)

Dining Kitchen 12'1" x 8'6" (3.69 x 2.60)

Bedroom One 12'0" x 11'11" (3.66 x 3.65)

Bedroom Two 12'8" x 6'3" (3.88 x 1.93)

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		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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