





2



1



1

- Sought After Location
- Two Bedrooms
- Gas Central Heating
- Priced to Sell
- Viewing Recommended
- Ground Floor Flat
- Close To Amenities
- Double Glazing
- Council Tax Band *A*
- Call For More Information





MORE IMAGES COMING SOON!

Viewings being booked... register your interest today



Call **0191 236 2070** for more information

Jan Forster Estates welcome to the market this well-presented ground floor flat, positioned on a sought-after location in South Gosforth.

Conveniently located for access to a fantastic range of local amenities including shops, a supermarket, and South Gosforth Metro station. Paddy Freemans Park is a few minutes' drive away and Newcastle City Centre is also within easy reach.

Internally the recently refurbished accommodation briefly comprises: - entrance hall, lounge with feature fireplace, kitchen, two good sized bedrooms and a shower room/wc. The property further benefits from gas central heating and double glazing. Externally there is a charming yard to the rear with a patio area.

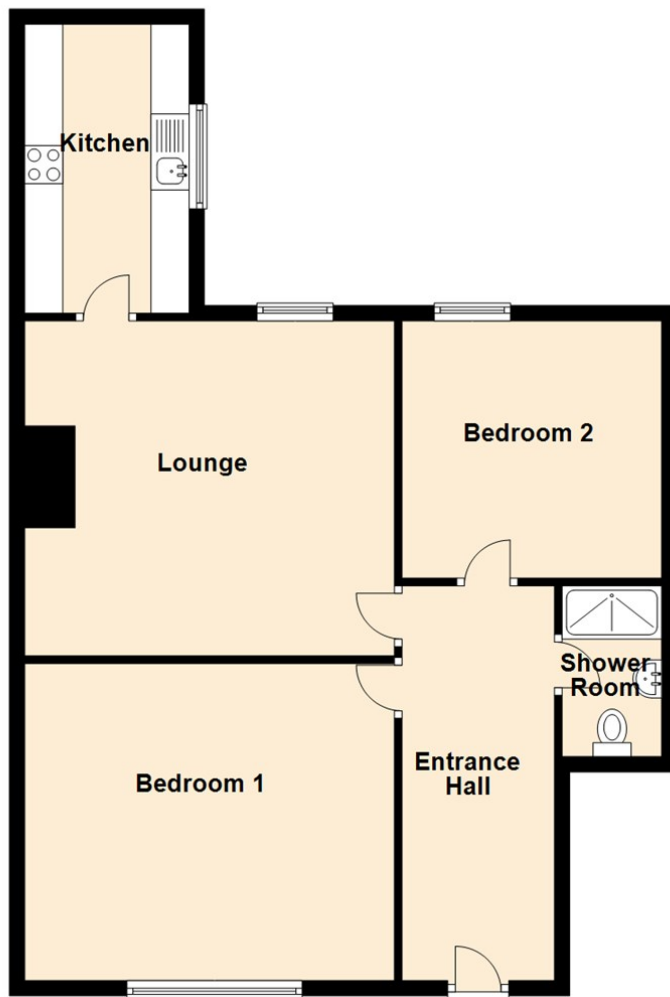
Viewings are a must to appreciate the accommodation on offer. For more information, please call our Gosforth office on 0191 236 2070.

Tenure

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

Council Tax band *A*.

Ground Floor



The difference between house and home

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www.janforsterstates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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>		

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

