





2



1



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- Popular Location
- Two Bedrooms
- Ideal First Time Buy
- Leasehold
- Call For More Information
- Ground Floor
- Shared Yard
- Close To Amenities
- Viewing Recommended





Jan Forster Estates are delighted to present this two bedroom, ground floor flat on Simonside Terrace. The property will appeal to a variety of buyers and is offered for sale with the benefit of no onward chain.

Located in a desirable part of Heaton, close to excellent transport links and local amenities on and around Chillingham Road with easy access to Newcastle Business Park and the City Centre.

The accommodation briefly comprises:- entrance hallway, lounge with storage cupboard, modern fitted kitchen with integrated oven and hob, stylish shower room WC, and two good-sized bedrooms; bedroom one with a large bay window. The property also benefits from gas central heating and double glazing. Externally there is a town garden to the front and a shared rear yard.

Early viewings come highly recommended. For more information and to book a viewing please call our Heaton branch on 0191 270 1122.

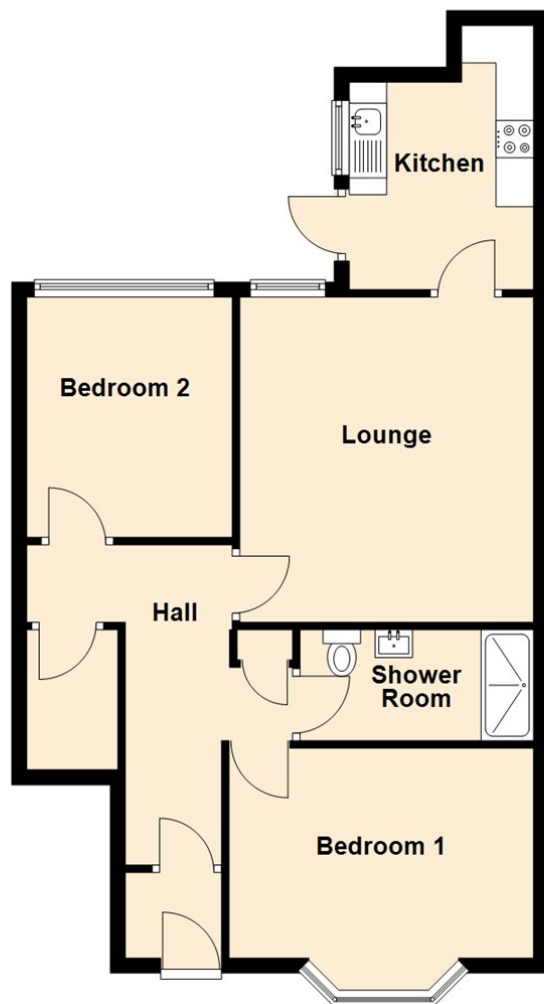
Tenure

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

Council Tax band *A*



Ground Floor




Lounge 14'4" x 12'7" (4.37 x 3.86)

Kitchen 11'5" x 6'6".150'11" (3.49 x 2..46)

Bedroom One 9'2" x 13'4" (2.81 x 4.08)

Bedroom Two 10'6" x 7'6" (3.22 x 2.31)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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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