





2



1



1

- Ground Floor Flat
- Open Plan Living
- Close To Shops
- Allocated Parking
- Viewing Recommended
- Two Bedrooms
- Ideal First Time Buy
- Metro Nearby
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/FAGCUtwoqG4> ****

Jan Forster Estates are delighted to welcome to the market this well-presented two bedroom ground floor flat, ideally located on the popular Hartford Street in Heaton. Offering modern living throughout, the property is perfect for first-time buyers, downsizers, or investors looking for a property in a thriving and convenient location.

The flat is within easy walking distance of a wide range of local amenities, including shops, cafes, and restaurants, and is just a short stroll from Chillingham Road Metro Station, providing excellent transport links across Newcastle and beyond.

Accessed via a communal entrance and hallway, the property briefly comprises a private entrance hall with storage and leading into a bright and airy open plan lounge and kitchen area, fitted with contemporary units and an integrated oven and hob. There are two generously sized bedrooms, the main with built-in storage and a modern shower room WC with vanity unit, illuminated mirror and storage under the sink. Further benefits include gas central heating and double glazing.

Externally, residents benefit from well-maintained communal gardens and the added convenience of allocated parking.

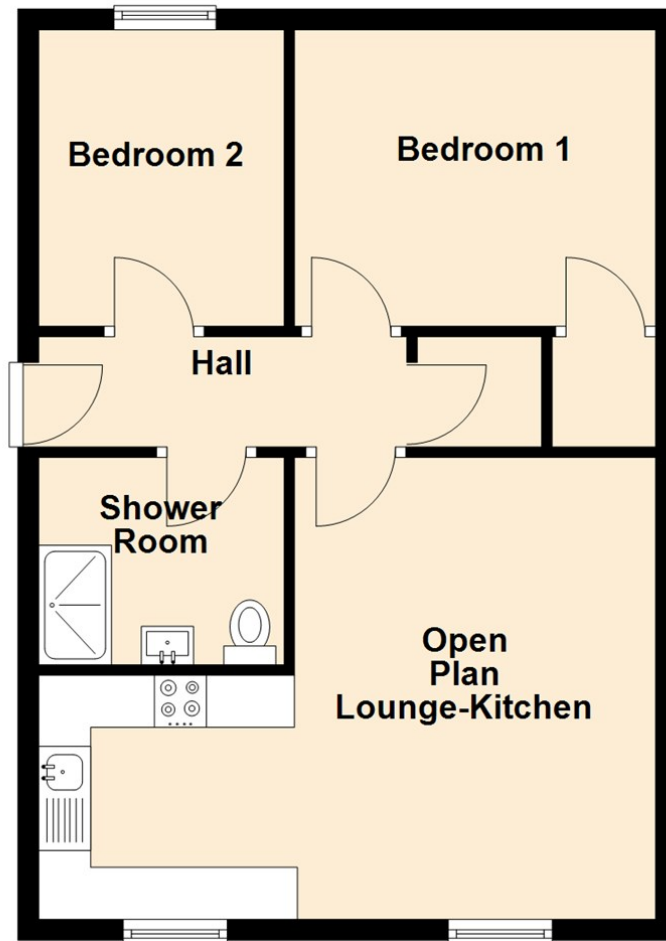
Internal viewing is highly recommended to fully appreciate what this attractive property has to offer.
 For more information, please contact our sales team on 0191 270 1122.

The agent understands the property to be leasehold, although this should be verified by a licensed legal representative.

Council Tax Band *A*.



Ground Floor



Lounge 15'1" x 11'5" (4.60 x 3.48)

Kitchen 7'7" x 8'0" (2.32 x 2.45)

Bedroom One 9'3" x 11'4" (2.84 x 3.46)

Bedroom Two 9'3" x 7'9" (2.82 x 2.37)

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

