





- Popular Location
- Two Bedrooms
- Private Yard
- Excellent Transport Links
- Council Tax Band \*A\*
- Ground Floor
- No Upper Chain
- Close to Shops
- Leasehold
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/fn4aOfJYVek>  
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Jan Forster Estates are pleased to present this ground floor flat on the popular Tosson Terrace, in Heaton. The property will appeal to a variety of buyers and is offered for sale with the benefit of no upper chain.

The location is in a desirable part of Heaton, close to excellent transport links and amenities on and around Chillingham Road with easy access to Newcastle Business Park and city centre.

Internally the accommodation briefly comprises: - entrance hallway, main bedroom with bay window, lounge with feature fireplace, bedroom two, kitchen with integrated oven and hob along with access to the rear and a three-piece bathroom WC. The property also benefits from gas central heating and double glazing. Externally there is a private rear yard.

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

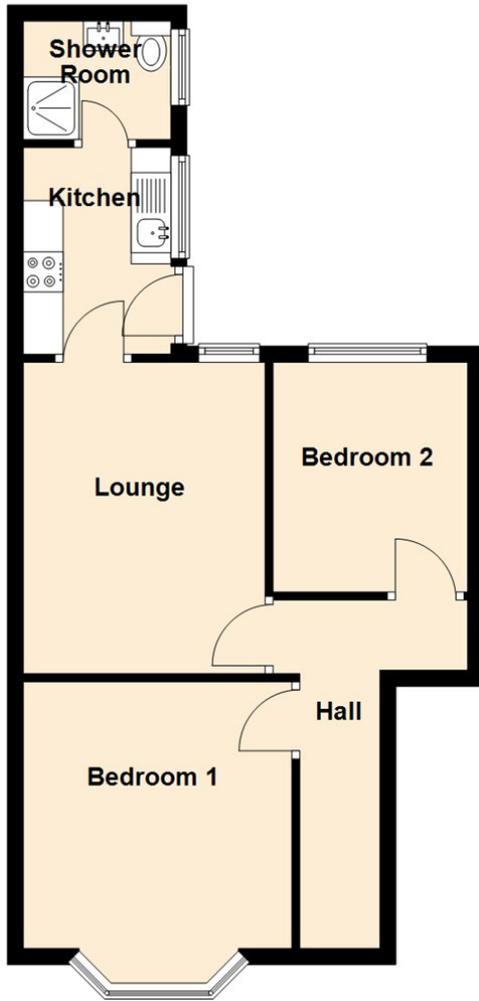
#### Tenure

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 15'0" x 12'9" (4.58 x 3.90)

Kitchen 8'0" x 7'11" (2.45 x 2.43)

Bedroom One 18'2" x 13'10" (5.54 x 4.22)

Bedroom Two 11'5" x 7'11" (3.48 x 2.43)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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