





- Popular Location
- Two Bedrooms
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information
- First Floor
- No Onward Chain
- Leasehold
- Viewing Recommended





This two bedroom, first floor flat is positioned on the ever popular Hornsea Close in the heart of Brunswick Green, North of Gosforth. Offered for sale with the benefit of no onward chain.

The quiet, leafy estate is close to a wealth of local amenities including shops, post office, parks and schools with further amenities in Gosforth and Newcastle easily accessible via bus and road links. . Also ideally located close to Big Waters Nature Reserve and Weetslade Country Park and, perfect for outdoor enthusiasts.

Internally the property briefly comprises: - entrance and stairs to the first floor landing, bright and airy lounge with a large window, kitchen with a range of wall and floor units providing ample storage space, two good sized bedrooms and a bathroom WC with overhead shower. Further benefits include gas central heating and double glazing.

We anticipate a high level of interest in this property. For more information and to book your viewing please call our team on 0191 236 2070.



#### Tenure

The agent understands the property to be leasehold, however please be advised we are waiting for the full information to be confirmed via the seller. All tenure information should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## First Floor



Lounge 15'10" x 12'6" (4.83 x 3.83)

Kitchen 8'8" x 10'0" (2.65 x 3.05)

Bedroom One 12'11" x 10'6" (3.95 x 3.22)

Bedroom Two 8'9" x 8'11" (2.69 x 2.72)

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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