





- First Floor
- Well Presented
- Popular Location
- Two Double Bedrooms
- Dressing Area
- Storage In Loft
- Council Tax Band *A*
- Viewing Recommended
- Call For More Information
- Video Tour Available





**** Video Tour on our YouTube Channel | <https://youtu.be/OEX9YGJ1h-0> ****

Jan Forster Estates are delighted to offer for sale this well presented, first floor apartment, positioned in Red Barnes, a popular area in the Ouseburn.

The location, just East of Newcastle city centre, is a lively, creative neighbourhood known for its industrial heritage and cultural scene. Packed with bars, street food vendors, independent cafés, and music venues, it's a hotspot for young professionals and families. Excellent transport links and a strong community vibe make Ouseburn one of the city's most desirable places to live.

Internally the apartment briefly comprises: - entrance and stairs to the first floor, bright and airy lounge, kitchen with fitted units providing ample storage space along with an integrated oven and hob. There are two double bedrooms, the main with fitted wardrobes and a modern shower room WC. Further benefits include gas central heating, double glazing and the loft has been boarded for storage. Externally there is on street parking.

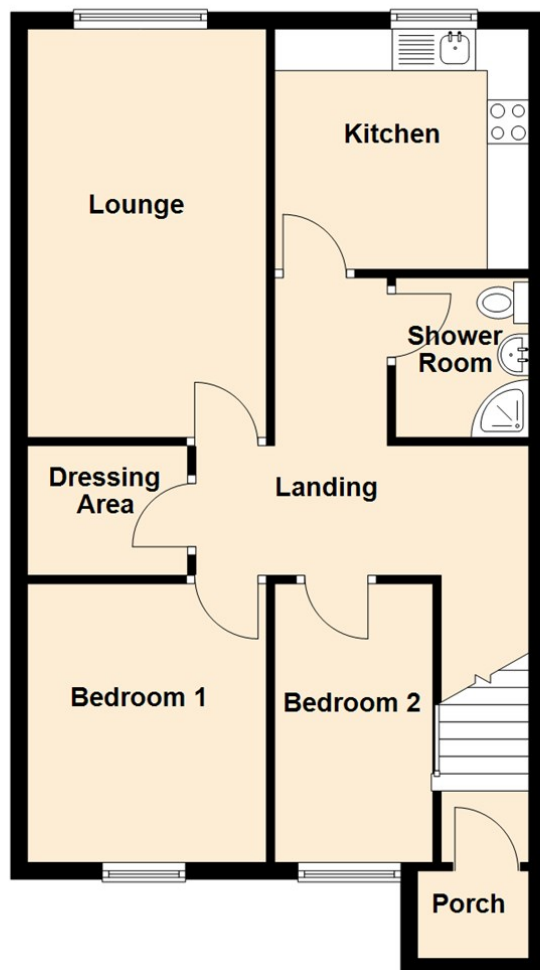
Early viewings come highly recommended. For more information, please call our Gosforth branch on 0191 236 2070.

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 16'1" x 9'6" (4.91 x 2.91)


Kitchen 10'0" x 9'4" (3.06 x 2.87)

Bedroom One 11'0" x 9'6" (3.37 x 2.91)

Bedroom Two 11'0" x 6'3" (3.37 x 1.93)

Dressing Area 6'4" x 5'0" (1.94 x 1.53)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	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

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