





- First Floor Flat
- Well-Presented
- Popular Area
- Two Bedrooms
- Close To Riverside
- Communal Courtyard
- Gas Central Heating
- Local Facilities Nearby
- Great Transport Links
- Council Tax Band *B*





Jan Forster Estates welcome to the sale market this charming first floor flat, located within the popular Staithes development in Gateshead. The property will appeal to a variety of buyers, including investors and first-time buyers.

Ideally located near the historic Dunston Staiths, a Grade II listed structure, the development offers a stunning Riverside location and is convenient for access to local amenities. The homes have been designed with a focus on pedestrian-friendly spaces and communal landscaped courtyards. The area is also convenient for access to a wealth of local amenities and transport links.

Accessed via a communal entrance hallway with stairs to the first floor, the property briefly comprises: - entrance hallway, bright and airy lounge, well-appointed kitchen with top and floor units and integrated oven and hob, two double bedrooms and a modern family bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is a private courtyard located to the rear of the property.

We anticipate a high level of interest. For more information and to book a viewing, please, call our sales team on 0191 236 2070.

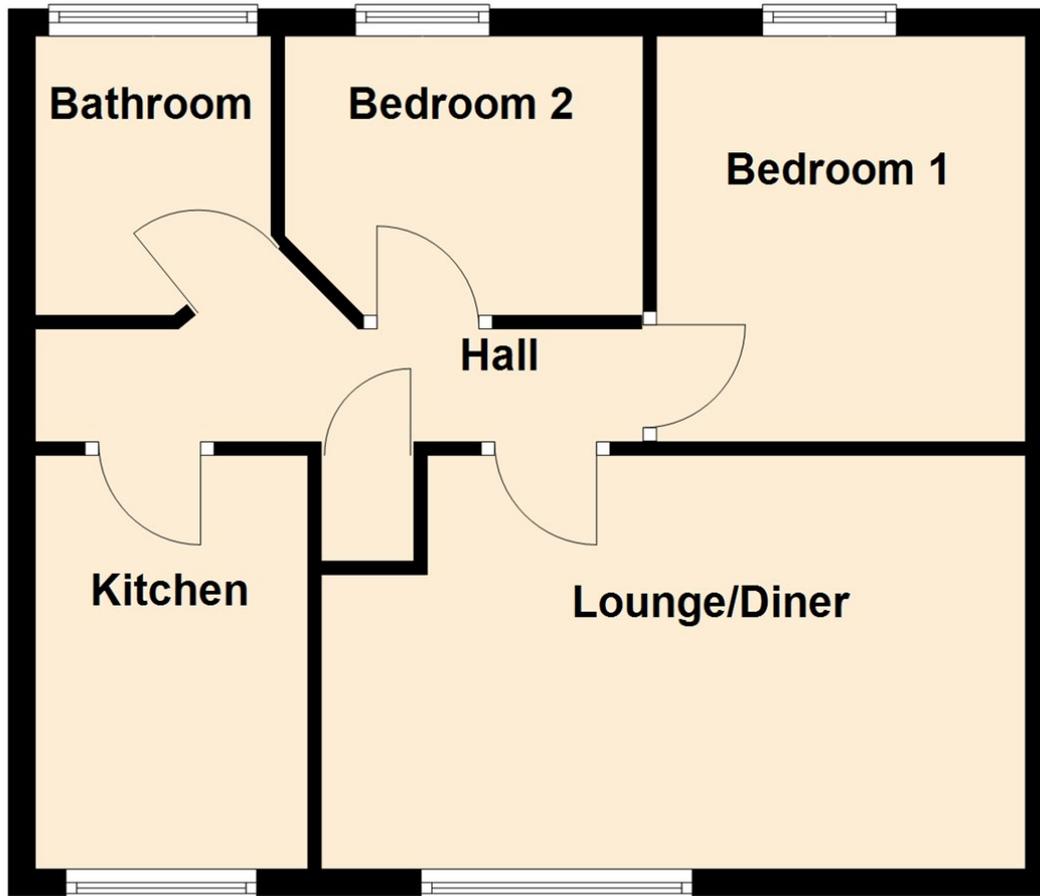
Tenure

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

Council Tax band *B*.



First Floor



The difference between house and home

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

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



www.janforsterestates.com

