





- **Ground Floor Flat**
- **Available July 2025**
- **Private Rear Garden**
- **Transport Links**
- **Viewing Recommended**
- **Two Bedrooms**
- **Unfurnished**
- **Local Amenities Nearby**
- **Council Tax Band *A***
- **Call For More Information**





Jan Forster Estates are pleased to present to the market this lovely ground floor flat which is situated on the highly sought after Birchwood Avenue in High Heaton. Available JULY 2025 on an unfurnished basis.

The location is convenient for access to a wide range of local amenities, the DWP, Freeman Hospital, and excellent public transport links.

The accommodation on offer briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, fitted kitchen with wall and floor units, two double bedrooms; the second bedroom with built-in storage, and a three piece shower room WC. The flat is double glazed and warmed with gas central heating. Externally, there is a garden to the rear.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information on this or similar properties please call our Heaton branch on 0191 270 1122.

Council Tax band *A*.



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

