







- Ground Floor
- No Onward Chain
- Shared Rear Yard
- Leasehold
- Short Drive To Beach
- Two Bedrooms
- Great Starter Home
- Close To Northumberland Park
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tours on our YouTube Channel |  
<https://youtu.be/IFOeGOD448s> \*\***

Offered for sale with the benefit on no onward chain, this well presented, ground floor flat is positioned on the popular Kitchener Terrace and is ideal for first time buyers or those looking to downsize.

Internally the property briefly comprises: - entrance lobby, hallway with storage, bright and airy main bedroom with a bay window, second bedroom, spacious lounge with a feature fireplace, kitchen with fitted units and access to the rear and a bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

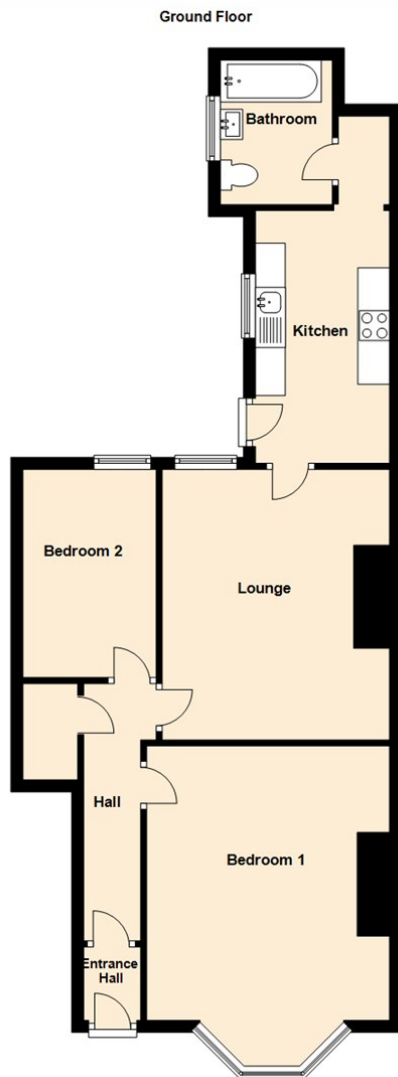
This property boasts an exceptionally central location, offering easy access to a fantastic range of local amenities including cafés, bars, and restaurants. King Edward's Bay is just a five-minute drive away, and major transport links such as the A19 and the Tyne Tunnel are also within close proximity. The nearby A1058 Coast Road provides a direct route into Newcastle City Centre. Public transport connections are excellent, with convenient access to key bus routes and the Metro service. For the growing family, the property is ideally situated near highly regarded schools.

Early viewing is highly recommended. For more information and to book, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.




Lounge 14'9" x 12'4" (4.50 x 3.78)

Kitchen/Breakfast Room 13'9" x 7'3" (4.20 x 2.23)

Bedroom One 14'11" x 13'3" (4.56 x 4.04)

Bedroom Two 11'4" x 7'3" (3.46 x 2.22)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

