



 Jan Forster

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Falstone Square | Gosforth | Newcastle Upon Tyne | NE3 3NY

Price £115,000



2 1 1

- Second Floor Flat
- Well-Presented
- Storage Cupboards
- Great Location
- Transport Links
- No Upper Chain
- Two Bedrooms
- Beautiful Gardens
- Local Facilities
- Council Tax Band: A





Jan Forster Estates present to the market this well-positioned second-floor flat, set within a generous plot in the quiet and highly sought-after Falstone Square in Gosforth. Offering an excellent opportunity for first-time buyers, those looking to downsize, or investors alike, the property is available for sale with the added benefit of no upper chain.

The accommodation briefly comprises: an entrance lobby with useful storage cupboards, leading through to a bright and spacious lounge featuring a fireplace. There is a well-appointed kitchen, complete with a selection of integrated appliances. The property also offers two generously sized bedrooms- the main one benefitting from a built-in cupboard, along with a shower room WC. Externally, the home is surrounded by beautifully maintained gardens, providing the perfect setting for relaxation or alfresco dining during the warmer months. The property further benefits from a boarded loft space.

Positioned within a well-established residential area, the property benefits from a peaceful setting while still being conveniently close to a wide range of everyday amenities. Local shops, supermarkets, and essential services are all within easy reach, along with a selection of well-regarded schools and leisure facilities. The nearby areas of Gosforth and Newcastle city centre provide an even broader mix of shopping, dining, and entertainment options, easily accessible via the nearby Metro station and the A1 motorway, making commuting and travel straightforward.

Viewings come highly recommended. To book yours or for more information, please contact our Gosforth sales team on 0191 236 2070.

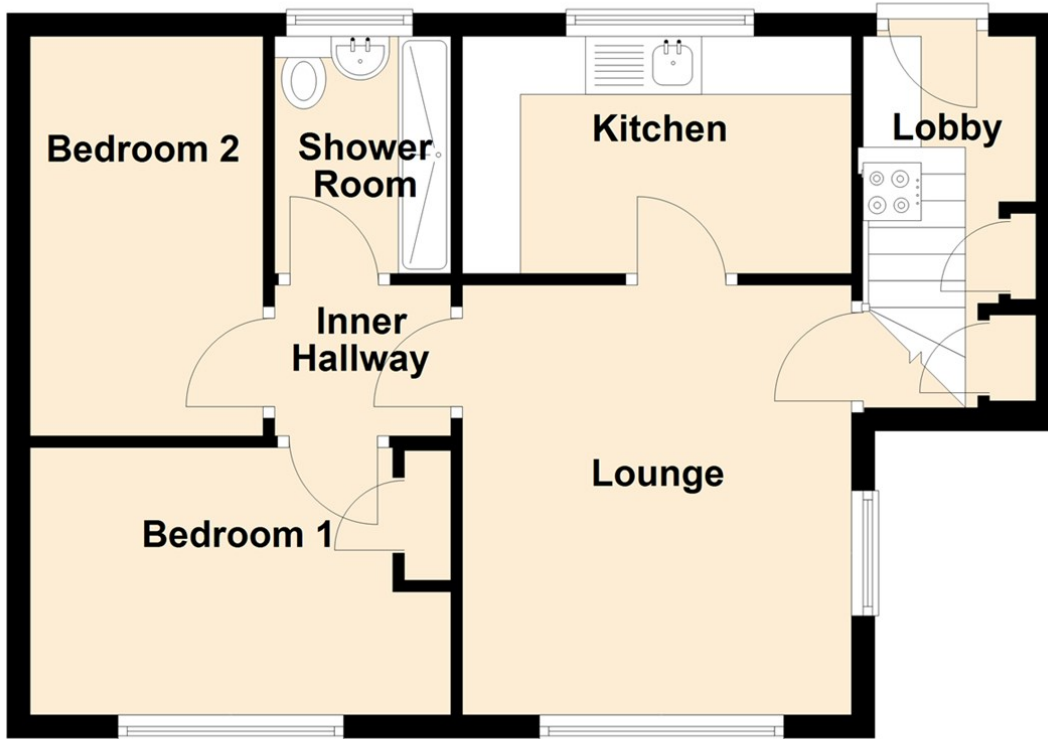
Tenure

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

Council Tax Band: A



First Floor



Lounge 17'10" x 11'11" (5.46 x 3.64)


Kitchen 11'10" x 7'0" (3.63 x 2.15)

Bedroom One 11'10" x 9'6" (3.62 x 2.91)

Bedroom Two 13'1" x 7'8" (4.00 x 2.36)

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 | 73 | 73 |
| (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  | |

Contact Us: 0191 236 2070



www.janforsterestates.com

