





 Jan Forster



- Two Bedrooms
- Popular Location
- Rear Garden
- Freehold
- Viewing Recommended
- Ground Floor Apartment
- No Upper Chain
- Council Tax Band: A
- Close To Amenities
- Call For More Information



 Jan Forster



 Jan Forster



** Video Tour on our YouTube Channel | <https://youtu.be/f8vnhRpYAbE>
**

This two-bedroom ground floor flat on Birchwood Avenue offers an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers, and investors alike. Offered for sale with the benefit of no upper chain.

The accommodation briefly comprises: a welcoming entrance hallway, a bright and spacious lounge featuring a charming bay window, a fitted kitchen with a range of wall and floor units along with an integrated oven and hob, two generously sized double bedrooms, and a modern three-piece family bathroom WC. The property benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Externally, there is a private garden to the rear, providing a pleasant outdoor space ideal for relaxing or entertaining.

Ideally positioned in a sought-after area of High Heaton, the property enjoys convenient access to a variety of local amenities including supermarkets, shops, and excellent transport links. It is also just a short distance from Paddy Freeman's Park, offering beautiful green space for leisure and recreation.

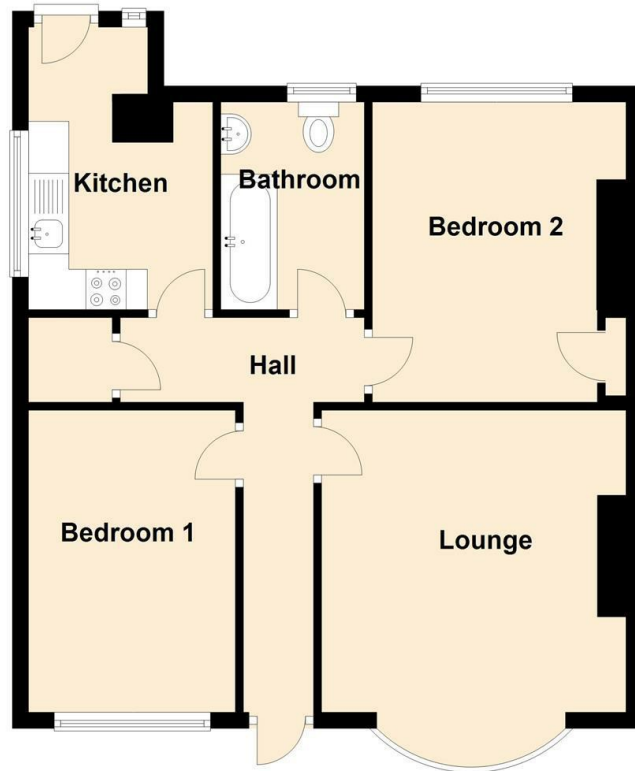
Early viewing is highly recommended to fully appreciate the location and features this property has to offer. For further information or to arrange a viewing, please contact our sales team on 0191 236 2070.

Tenure:

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

Council Tax Band: A

Ground Floor



Lounge 12'4" x 10'3" (3.76 x 3.13)

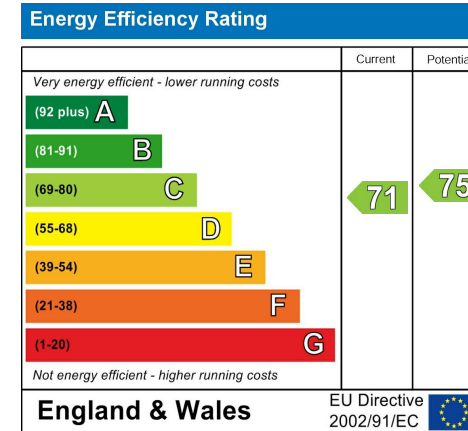
Kitchen 7'4" x 8'10" (2.24 x 2.70)

Bedroom One 10'9" x 12'4" (3.30 x 3.77)

Bedroom Two 10'4" x 12'2" (3.15 x 3.71)

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Contact Us: 0191 236 2070

