






 Jan Forster

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Birchwood Avenue | High Heaton | Newcastle Upon Tyne | NE7 7PQ

Price £175,000



2  1  1 

- Great Location
- Two Bedrooms
- Ideal First Time Buy
- Close To Amenities
- Viewing Recommended
- First Floor Flat
- No Upper Chain
- Rear Garden
- Leasehold
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/D7kFycl1h-M> \*\*

This two-bedroom first 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 an entrance and stairs to the first floor, 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.

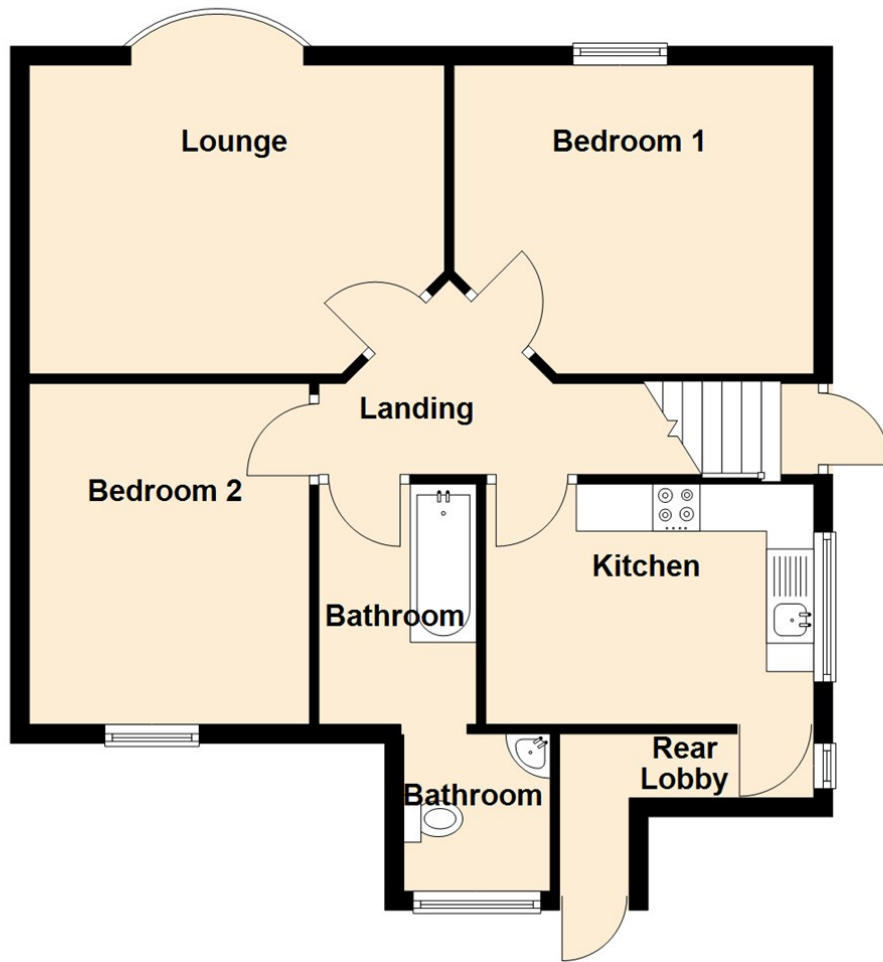
**Tenure:**

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

**Council Tax Band: A**



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.janforsterestates.com](http://www.janforsterestates.com)

Contact Us: 0191 236 2070

