





- Two Bedroom First Floor Flat
- No Upper Chain
- West Facing Balcony
- Popular Location
- Gardens
- Council Tax Band *A*
- Utility Room with sink
- Downstairs Internal Storage
- Transport Links
- Local Amenities





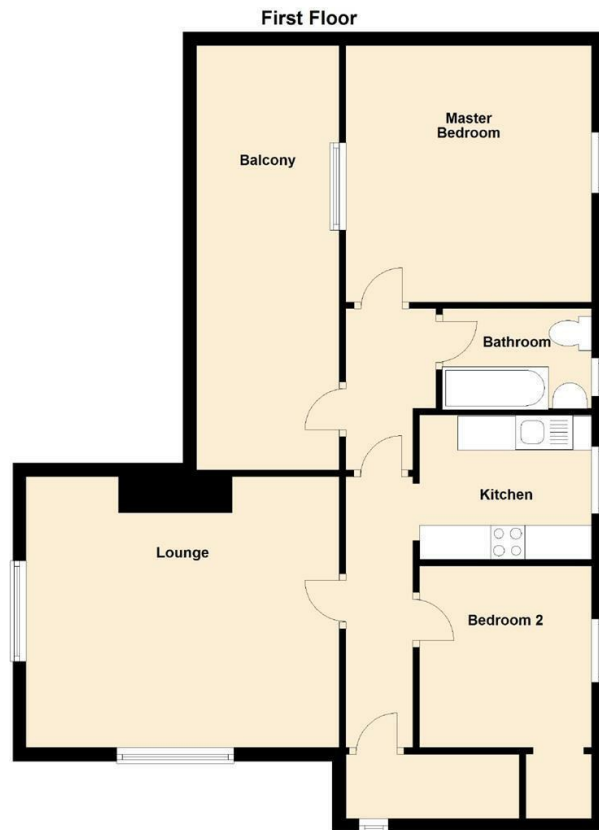
Jan Forster Estates are delighted to welcome to the market this two-bedroom upper flat. The property is offered with the benefit of no upper chain

The flat is located close to Four Lane Ends Metro interchange and benefits from a wide range of local shops and amenities nearby, including the Newcastle Freeman Hospital.

The property briefly comprises:- entrance with stairs to the first floor landing, Utility area with sink and plumbing for a washing machine. To the first floor there is the lounge with dual aspect windows, kitchen with wall and floor units and integrated oven and hob, two bedrooms and a modern bathroom/WC with shower over the bath. Further benefits include gas central heating, double glazing and a balcony which is accessed from the First Floor. Externally there are gardens to the front and side.

Council Tax Band *A*.





Lounge 15'1" x 11'9" (4.60 x 3.60)

Kitchen 11'9" x 6'7" (3.60 x 2.02)

Bedroom 1 12'0" x 11'11" (3.68 x 3.64)

Bedroom 2 8'7" x 7'6" (2.64 x 2.29)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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

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

