







- Ground Floor Flat
- Off Street Parking
- Ample Storage
- Unfurnished Basis
- Viewing Recommended
- Two Bedrooms
- Rear Garden
- Very Well Presented
- Available Mid October
- Call For More Information





Jan Forster Estates are pleased to present to the market this lovely ground floor flat which is situated on the highly sought after Ferndene Grove in High Heaton.

Available Mid October on an unfurnished basis, the property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

The accommodation on offer briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, fitted kitchen with wall and floor units, two double bedrooms; both bedrooms benefitting from built-in storage, and there is a four piece family bathroom WC. The flat is double glazed and warmed with gas central heating. Externally, there is an easily maintainable garden to the rear and a driveway to the front providing off street parking.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information on this and to book your viewing, please call our team on 0191 236 2070.

Council Tax band: A





## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 73        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Contact Us: 0191 236 2070**

