

SIGNATURE

NORTH EAST

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📍 Forsyth Road, Newcastle Upon Tyne NE2 3DA

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Offers Over £249,950

Signature North East are delighted to welcome this spacious ground floor flat, complete with two bedrooms and modern décor throughout. Ideally situated on Forsyth Road, Jesmond providing strong road and transport links, perfect for the commuter. As well as an array of practical amenities such as popular bars and eateries, schooling, and The Town Moor.

Welcomed into the house through the hallway, supplying access to both bedrooms as well as the living room. The master bedroom provides ample space for furnishings and storage with tasteful black and white décor. Paired with a bay window, allowing natural light to flood in throughout the room. Following onto the second bedroom, the versatile space is perfect to be redesigned into an office space for those who work from home. Following onto the living room, a space with a bright and airy atmosphere with cream and white décor. Complete with a feature fireplace, the living room also holds space for a dining table and chairs if desired. Connected is the kitchen, filled with storage through the wall and floor cabinets, the space is finished in a white and grey décor paired with dark grey worktops. The pristine kitchen supplies many integrated appliances including an electric hob, built under electric oven, extractor chimney, fridge, and washing machine. The kitchen allows access to the backyard. The three piece bathroom completes the stunning flat.

Externally the property offers a private south facing patio area located at the front of the property. The rear of the property is complete with an enclosed space covered with artificial grass, providing an ideal outdoor space for alfresco dining and entertaining guests.

Additionally, this property offers a covered area accessible at the rear of the property which would be suitable to home a motorbike, alongside this there is on street parking available with a permit located at the front of the property. The property has new carpets throughout as well as new vinyl and extensive re-decoration.

Tenure: Leasehold
Council Tax Band: B



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 71.2 sq. metres (766.5 sq. feet)

Total area: approx. 71.2 sq. metres (766.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'9" x 13'4"

Kitchen
9'4" x 8'6"

Bedroom One
15'7" x 14'7"

Bedroom Two
12'8" x 8'5"

Bathroom
8'6" x 5'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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