



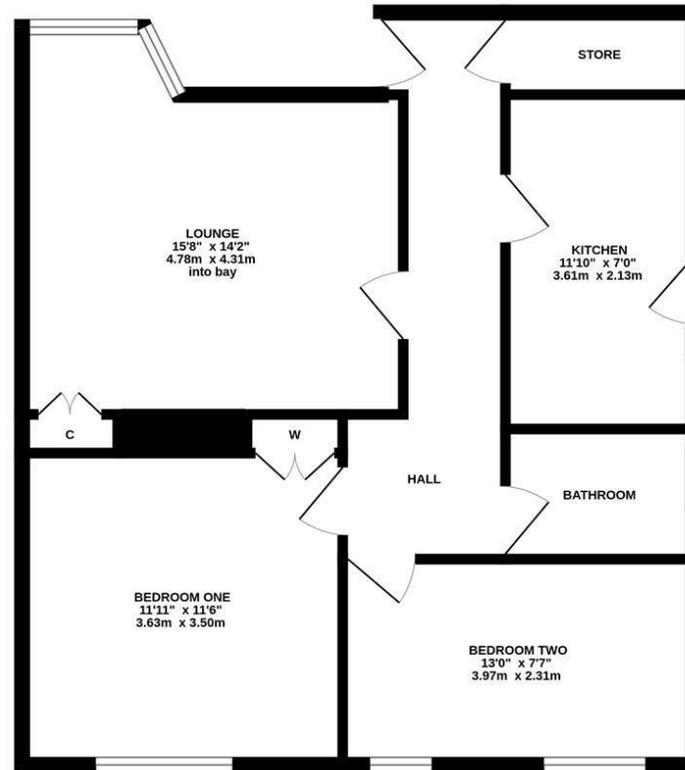
With no onward chain, this two-bedroom ground floor flat is located on Church Lane, Gosforth. Nestled approximately halfway between the shops and cafes of Gosforth High Street and South Gosforth Metro Station, Church Lane is an ideal location for a variety of buyers.

The property briefly comprises an entrance hallway with store cupboard; lounge to the front with bay and fitted alcove storage; kitchen with integrated appliances including induction hob and dishwasher; bathroom WC, fully tiled with spotlighting; two bedrooms, bedroom one with built in cupboard. Externally there is a private garden to the front, with a storage unit and both patio and artificial grass. To the rear, again laid mainly to artificial grass with a garden shed, hedged boundaries and accessed via a gate. With on street parking, gas central heating and double glazed windows through, early viewings are advised.

Ground Floor Flat | Two Double Bedrooms | Kitchen | Lounge | Bathroom WC | Private Rear Garden with Shed | Front Garden | On Street Parking | GCH & DG | Great Location | Leasehold - 120 Years Remaining | Service Charge £275 Per Annum | No Onward Chain | Council Tax Band: A | EPC Rating: C



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £150,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

