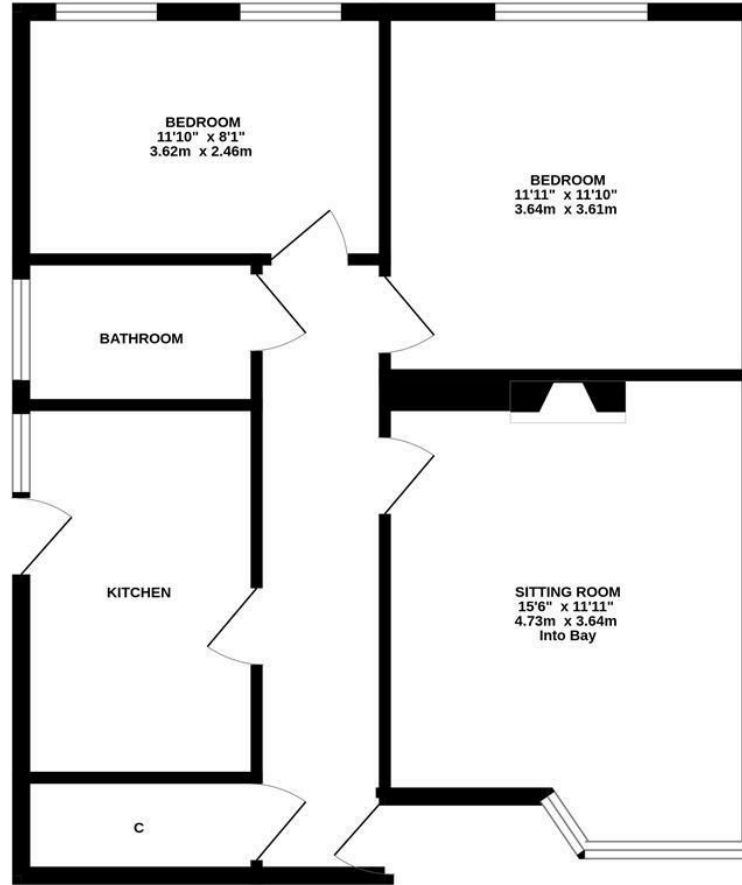


Delightful ground floor flat with gardens! This two bedroom flat is located on Church Lane, Gosforth. Nestled approximately halfway between the shops and cafes of Gosforth High Street and South Gosforth Metro Station, Church Lane is an ideal location for a variety of buyers.

The accommodation briefly comprises: entrance hall with storage cupboard; sitting room with half bay and feature fireplace; kitchen with fitted units, work surfaces, spot lighting and door access to the rear garden; bathroom complete with three piece suite; two bedrooms, bedroom two with dual windows. Externally, a front garden laid mainly to gravel with a patio seating area and fenced boundaries and to the side, an enclosed garden, laid to a mixture of lawn and gravel with mature planting, a raised patio seating area, paved pathways and with fenced boundaries. Early viewings are advised to avoid disappointment!

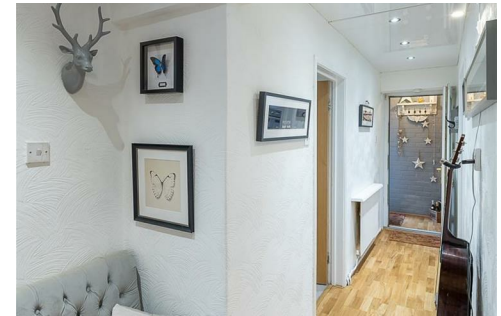
Delightful Ground Floor Flat | 642 Sq ft (59.6m²)
 | Two Bedrooms | Sitting Room | Kitchen |
 Bathroom | Front Garden | Side Garden | GCH
 | Great Location | Leasehold - 99 Years
 Remaining | Ground Rent £10 Per Annum |
 Service Charge £219.22 Per Annum | Council Tax
 Band A | EPC:Rating C

GROUND FLOOR
 642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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 £160,000

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.

