







- Popular Location
- Well Presented
- Off Street Parking
- Freehold
- Call For More Information
- Extended Home
- Four Bedrooms
- Front and Rear Gardens
- Viewing Recommended
- Council Tax Band \*C\*







Jan Forster Estates are delighted to present this well presented, four-bedroom, semi-detached property situated on the ever-desirable Derwentdale Gardens in High Heaton, offering accommodation which makes a fantastic family home.

The property is close to a wealth of local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor: - entrance hallway, bright and airy lounge with bay window, dining room with bay window, and kitchen with fitted units and French door access to the rear. To the first floor, there are four good-sized bedrooms, two with bay windows and there is also a family bathroom with shower over the bath and a separate WC. The property further benefits from double glazing and gas central heating and storage with a garage door.

Externally there is a driveway to the front providing off-street parking. There is also a charming garden to the rear with a patio area lawn. A great space for relaxing or entertaining during those long summer nights.

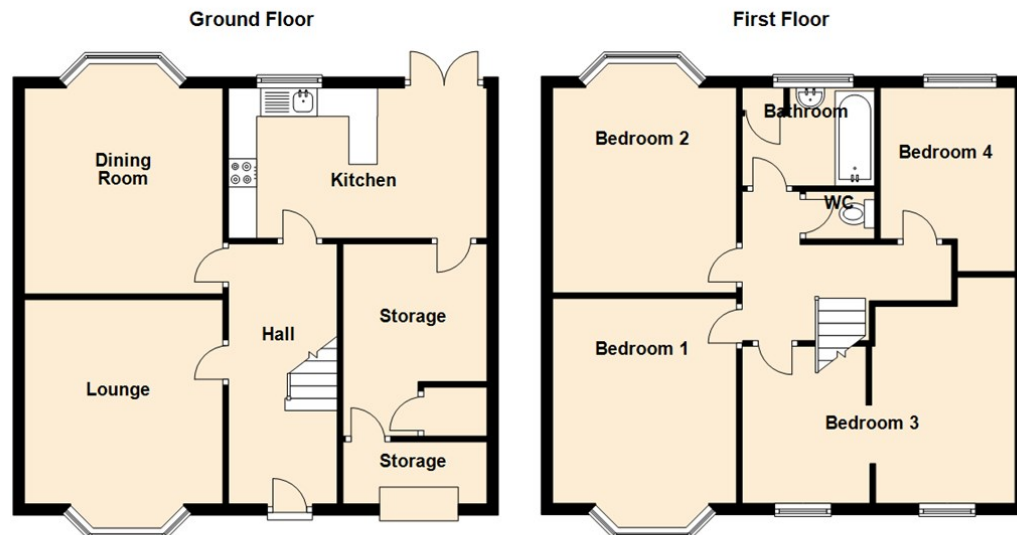
We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*C\*.





Lounge 12'1" x 11'10" (3.70 x 3.61)

Dining Room 11'7" x 11'11" (3.54 x 3.65)

Kitchen 8'9" x 15'1" (2.67 x 4.60)

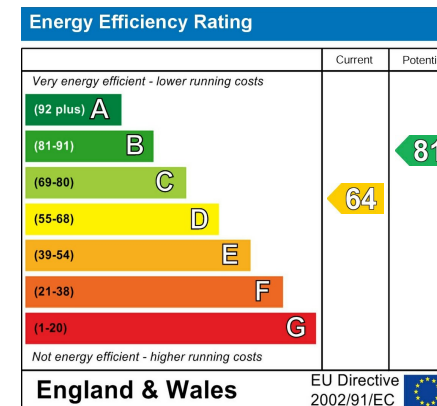
Utility Room 11'1" x 7'4" (3.38 x 2.24)

Bedroom One 10'6" x 12'0" (3.21 x 3.66)

Bedroom Two 10'6" x 12'0" (3.21 x 3.66 )

Bedroom Three 15'10" x 13'8" (4.85 x 4.17)

Bedroom Four 10'4" x 7'5" (3.17 x 2.27)



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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