





- Semi-Detached Bungalow
- No Upper Chain
- En-Suite Facility
- Desirable Area
- Transport Links
- Refurbished
- Three Bedrooms
- Conservatory
- Local Facilities
- Council Tax Band *C*





**** Matterport 360° Tour | <https://my.matterport.com/show/?m=E8gYZRrVuZw> ****

Jan Forster Estates welcome to the market this beautifully presented semi-detached bungalow that has been refurbished to a high standard. The property is offered for sale with the benefit of no upper chain.

Located in a quiet cul-de-sac in a sought-after area, this lovely bungalow benefits from a wealth of local facilities nearby, such as Kingston Park retail centre and shops, as well as handy public transport links, including regular bus routes and the metro service to Gosforth High Street and Newcastle city centre. The A1 motorway is also close by.

The property briefly comprises: entrance hallway with storage, lounge with a feature bay window, very well-appointed kitchen with integrated appliances and complimenting surfaces, with access to the spacious sunny conservatory, which opens up to the rear garden via double doors. There are also three bedrooms- one of them benefitting from a handy en-suite facility and another one with a built-in wardrobe, and the modern family shower room WC.

Externally to the front, there is a small lawned area and a driveway providing off-street parking, which leads up to the storage area. To the rear, you can find a charming low maintenance garden with patio areas- ideal for alfresco dining during the long summer days.

For more information and to book a viewing, please, call our Gosforth team on 0191 236 2070.

Tenure

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

Council Tax band *C*





Lounge 14'8" x 12'8" (4.48 x 3.87)




Kitchen 13'10" x 7'0" (4.22 x 2.15)

Conservatory 21'9" x 6'0" (6.63 x 1.84)

Bedroom One 12'5" x 9'7" (3.81 x 2.94)

Bedroom Two 10'10" x 8'4" (3.31 x 2.55)

Bedroom Three 11'3" x 7'10" (3.45 x 2.4)

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

The difference between house and home

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