





- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Ground Floor Shower Room • Sought After Location
- Off Street Parking • Garage Store
- Freehold • Council Tax Band C





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/34wJXiO5Cck> \*\***

**FOUR BEDROOMS | HOME OFFICE | EXTENDED SEMI DETACHED | NO FORWARD CHAIN**

For sale by Modern Method of Auction: Starting Bid Price £250,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Jan Forster Estates are pleased to market this extended four bedroom semi-detached property with ground floor shower room, home office and the benefit of having no forward chain. Positioned at the entrance to Grasmere Place, the family home has easy access to a wealth of local amenities including well regarded schools, supermarkets, shops, leisure facilities, and restaurants as well as great bus and Metro links across the region.

Internally the accommodation has tasteful neutral décor throughout. Briefly comprising to the ground floor:- porch onto the spacious entrance hallway with access to the 27ft lounge with log burner and French doors to the rear garden, extended breakfasting kitchen with access to both the ground floor shower room and the garage store as well as further garden access.

To the first floor off the landing, there are four generous bedrooms, bedrooms one, two and three with built in wardrobes, the home office that could be utilised as a fifth bedroom and a modern four piece family bathroom with stand alone shower.

Externally there is an easy to maintain garden and driveway offering off-street parking to the front leading to storage with a remote control roller shutter garage door. To the rear there is an enclosed West-facing garden with artificial grass and patio area; ideal for alfresco entertaining.

A great home in a desirable location that should prove extremely popular. Please contact the Gosforth sales team on 0191 236 2070 to arrange a viewing.

**Tenure**

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

**Council Tax band \*C\***



- Lounge Diner 27'1" x 12'3" (8.27 x 3.75)
- Breakfasting Kitchen 17'1" x 11'4" (5.23 x 3.47)
- Bedroom One 13'8" x 12'4" (4.19 x 3.76)
- Bedroom Two 11'10" x 12'5" (3.63 x 3.79)
- Bedroom Three 9'1" x 12'9" (2.77 x 3.90)
- Bedroom Four 8'8" x 10'4" (2.65 x 3.16)
- Home Office 8'3" x 7'8" (2.53 x 2.35)
- Auctioneer's Comments

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

## The difference between house and home

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