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- Popular Location
- Ideal First Time Buy
- Close To Amenities
- Council Tax Band \*A\*
- Call For More Information
- Three Bedrooms
- Front & Rear Gardens
- Freehold
- Viewing Recommended





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

Jan Forster Estates are delighted to welcome to the market this three-bedroom semi-detached home on Medburn Road, West Benton Park. The property will appeal to first time buyers or a growing family.

Internally the property briefly comprises to the ground floor: - entrance hall, spacious lounge with feature fireplace and a modern kitchen with fitted units and integrated oven and hob. To the first floor there are three bedrooms and a modern bathroom WC with shower over the bath. Externally there are gardens to both the front and rear.

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

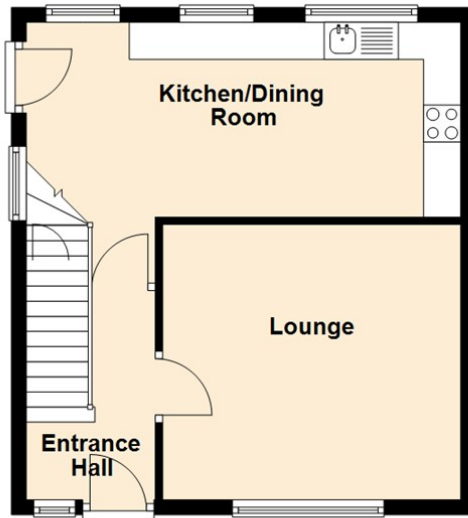
#### Tenure

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

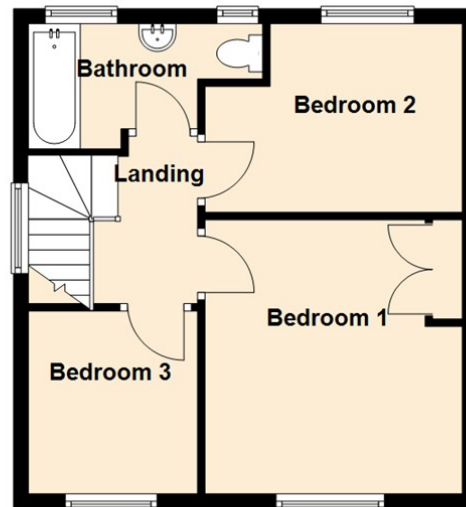
Council Tax band \*A\*.



Ground Floor



First Floor



Lounge 12'9" x 12'2" (3.90 x 3.73)

Kitchen 10'9" x 18'8" (3.30 x 5.71)

Bedroom One 11'2" x 12'6" (3.42 x 3.82)

Bedroom Two 11'1" x 7'8" (3.40 x 2.35)

Bedroom Three 9'4" x 7'5" (2.85 x 2.28)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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

Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

