





- Affordable Housing Scheme
- End Link House
- Two Parking Spaces
- Transport Links Nearby
- Freehold
- Three Bedrooms
- Electric Charging Point
- New Development
- No Upper Chain
- Council Tax Band *B*





** Video Tour on our YouTube Channel |
<https://youtu.be/abOI541KKSsw> **

Jan Forster Estates are delighted to offer to the market this stunning three bedroom end-link property known as 'The Fulford'. 'Situated on the executive Highfields development on Whickham Highway, the house is close to excellent public transport links and local amenities.'

The property is sure to impress and briefly comprises:- spacious hallway with under stair storage, lounge, open plan modern kitchen-diner with built-in appliances and French doors which open to the rear garden, as well as a downstairs WC. To the first floor there are three bedrooms and a modern three-piece bathroom. Externally, there are gardens to the front and rear, with two allocated parking spaces and an electric charging point. The property further benefits from gas central heating and double glazing.



The home is offered as part of the affordable housing scheme in conjunction with Gateshead Council allowing those who are eligible, the opportunity to purchase a home with 20% discount off the market value £265,000. The scheme is designed to help those in the local area to purchase their own home. You don't need to be a first time buyer to use this scheme. Anyone with a local connection to the area can apply in line with the priority schedule provided by Gateshead Council.

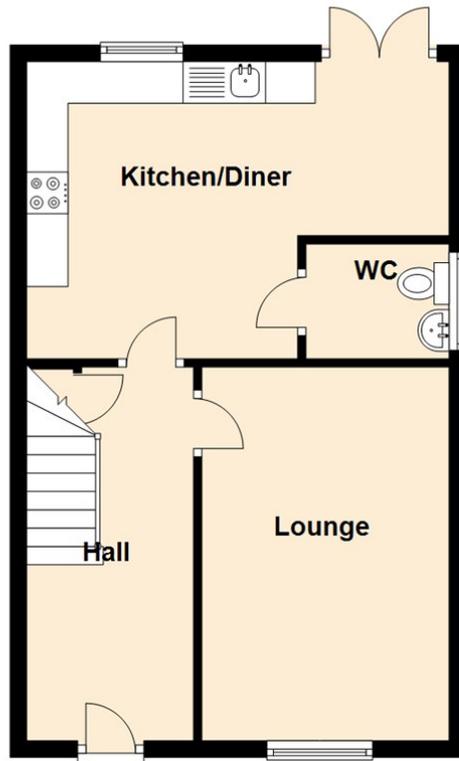
Early viewings come highly recommended. For more information please call our Low Fell branch on 0191 487 0800.

Tenure

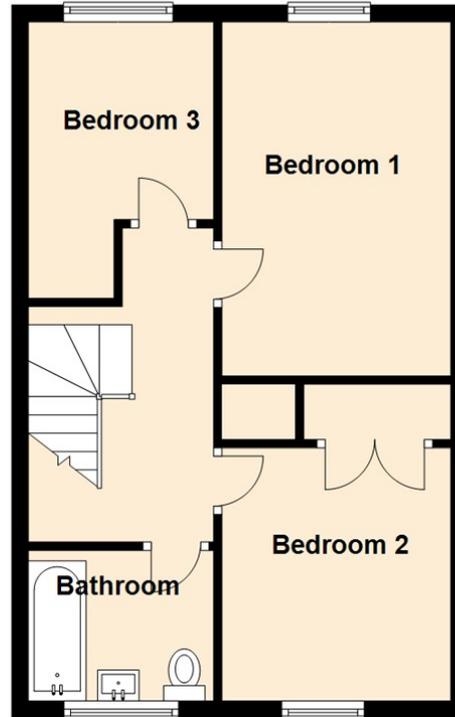
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band *B*

Ground Floor



First Floor



Lounge 9'11" x 14'8" (3.03 x 4.49)

Kitchen-Diner 11'8" x 16'7" (3.58 x 5.06)

Bedroom One 9'0" x 14'1" (2.76 x 4.30)

Bedroom Two 9'0" x 10'3" (2.76 x 3.13)

Bedroom Three 11'11" x 7'4" (3.65 x 2.24)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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