







3



2



1

- Popular Location
- Three Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- Council Tax Band \*A\*
- Semi Detached Home
- Close To Amenities
- Off Street Parking
- Double Glazing
- Call For More Information







**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/rbICdppA57E> \*\***

Jan Forster Estates welcome to the market this bright and airy, three-bedroom semi-detached house. The property is located within a popular residential area, close to excellent transport links, along with local amenities and will appeal to a variety of buyers.

Briefly comprising to the ground floor: - entrance hallway, dining room, spacious lounge and kitchen with fitted units and access to the rear garden. To the first floor there are three good-sized bedrooms, the main with fitted wardrobes and there is a modern shower room WC. The property further benefits from gas central heating, double glazing, and ample storage.

Externally there is a garden to the front and a block paved driveway for off street parking. There is also a charming rear garden with a patio areas wither side of a lawn and planted borders. A perfect space to relax in the warmer months.

Viewings come highly recommended. For more information, please call our Gateshead branch on 0191 487 0800.

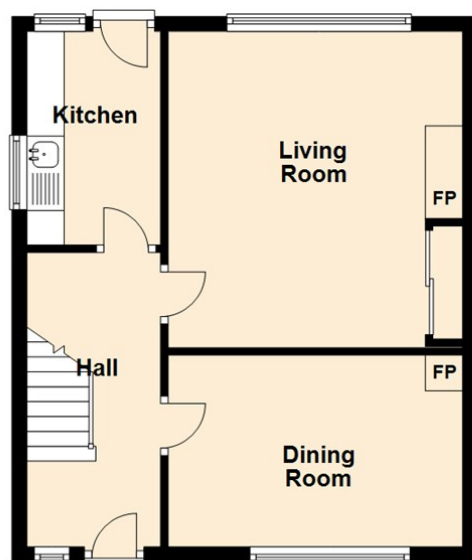
#### Tenure

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

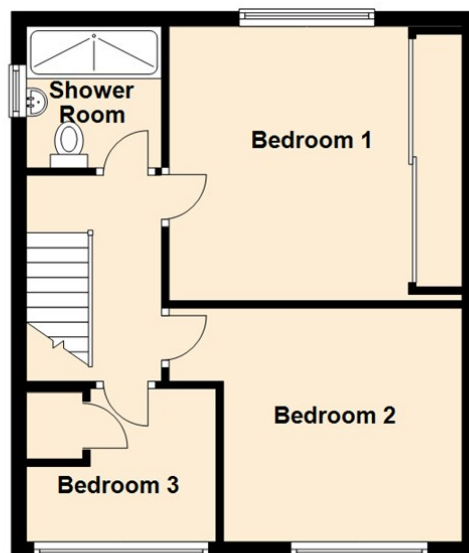
Council Tax band \*A\*.



Ground Floor



First Floor



Lounge 11'0" x 14'0" (3.36 x 4.28)

Kitchen 6'8" x 9'10" (2.05 x 3.00)

Dining Room 13'6" x 8'6" (4.12 x 2.60)

Bedroom One 13'11" x 9'6" (4.25 x 2.91)

Bedroom Two 13'11" x 13'0" (4.25 x 3.98)

Bedroom Three 9'10" x 9'3" (3.01 x 2.83)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	71	85
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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