







- Great Location
- Two Double Bedrooms
- Front Side and Rear Gardens
- Freehold
- Call For More Information
- Semi Detached Home
- Ideal First Time Buy
- Loft Storage
- Council Tax Band \*A\*
- Video Tour Available







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/NaFk9XiAfSs> \*\***

Jan Forster Estates welcome to the market this well-presented, two-bedroom semi-detached property. It is located within a popular residential area, and it will appeal to a variety of buyers, including first time buyers and investors alike.

The property briefly comprises to the ground floor; entrance hall, lounge and a kitchen-diner with fitted floor and wall units and a utility room. To the first floor there are two double bedrooms and a modern family shower room. There is also the added benefit of a fully boarded loft providing ample storage space.

The property benefits from gas central heating and double glazing. Externally, there are gardens to the front, side and rear with grassed areas to the front aspect.

Early viewings come highly recommended. To book yours, please, call our Gateshead office on 0191 487 0800.

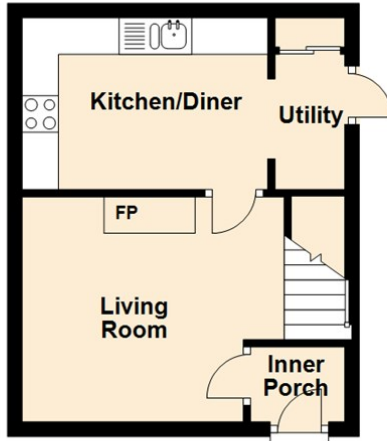
#### Tenure

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

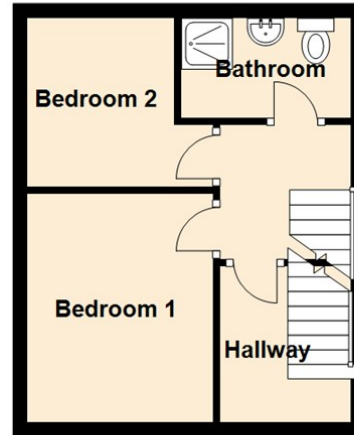
Council Tax band \*A\*.



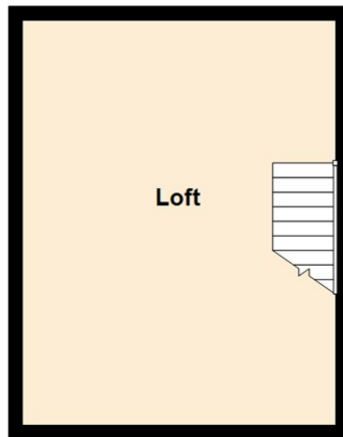
**Ground Floor**



**First Floor**



**Second Floor**



Living Room 10'1" x 11'9" (3.09 x 3.60)

Kitchen/Diner 7'8" x 11'0" (2.36 x 3.37)

Utility 7'8" x 3'1" (2.36 x 0.96)

Bedroom One 10'3" x 8'3" (3.14 x 2.54)

Bedroom Two 7'6" x 8'3" (2.31 x 2.54)

**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		
England & Wales		EU Directive 2002/91/EC

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## The difference between house and home

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