







- Available Now
- Semi-Detached
- Utility Room
- Popular Location
- Transport Links
- Well-Presented
- Three Bedrooms
- Garage + Driveway
- Local Facilities
- Council Tax Band \*A\*







AVAILABLE NOW | SEMI-DETACHED HOUSE | OFF-STREET PARKING

This well presented semi-detached home is available now and is offered on unfurnished basis. The property is located in a popular area in Forest Hall and benefits from local facilities and transport links nearby.

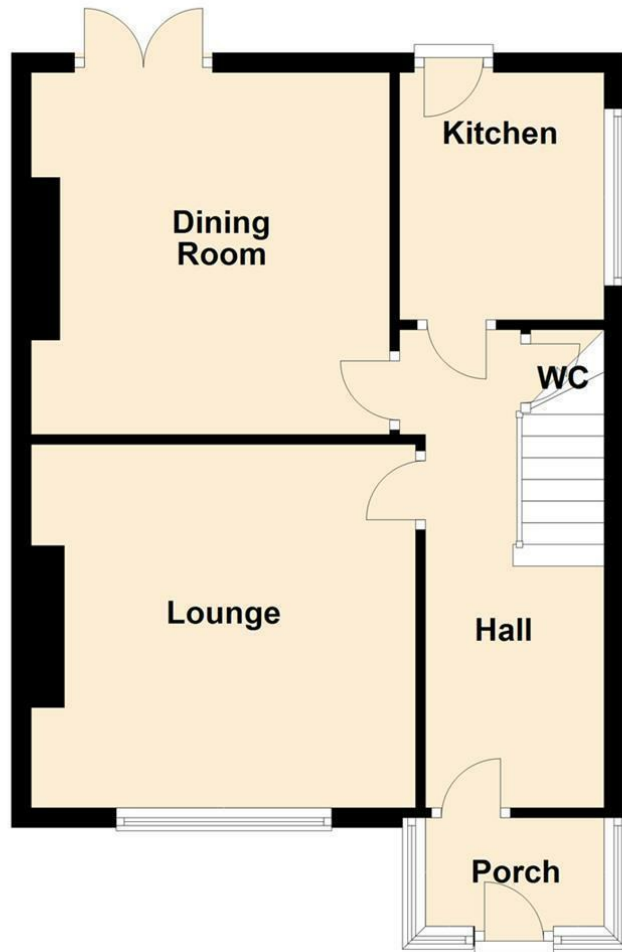
Briefly comprising to the ground floor:- entrance porch, lounge, dining room with French doors opening onto the charming rear garden, modern kitchen with fitted units and integrated oven & grill, and a handy utility room. Off the landing to the first floor, there are three bedrooms and a family bathroom WC with shower over the bath. Externally to the front, there is a driveway offering off-street parking and a garage. To the rear, there is a substantial garden with lawn and decking areas- ideal for entertaining and alfresco dining during the long summer days.

Please, call our High Heaton branch on 0191 270 1122 to book your viewing or for more information.

Council Tax band \*A\*



## Ground Floor



## The difference between house and home

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

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>		74
(55-68) <b>D</b>	60	
(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

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

