





- **Detached Bungalow**
- **Well-Presented**
- **Stunning Garden**
- **Freehold Interest**
- **Transport Links**
- **Desirable Area**
- **Two Bedrooms**
- **Garage + Driveway**
- **Local Facilities**
- **Council Tax Band *D***





Jan Forster Estates welcome to the market this very well-presented detached two-bedroom bungalow. The property is situated in a sought-after area and is close to great local facilities, including a community centre, shops, restaurants and parks, along with transport links to Newcastle city centre and the surrounding areas.

Internally, the bungalow briefly comprises;- good-sized lounge with feature fireplace and sliding doors leading to the sunny conservatory, well-appointed kitchen-diner with top and floor units, two bedrooms and a modern shower room. Externally to the front, there is a charming lawned garden, block-paved driveway offering off-street parking and an attached garage. To the rear, there is a beautiful private garden with mature shrubs, as well as lawned and patio areas- ideal for entertainment and alfresco dining during the long summer days.

This property must be viewed to appreciate the accommodation and location on offer. For more information and to book a viewing, please, call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *D*



The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

