





4



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- Extended Semi Detached
- Four Bedrooms
- Attached Garage
- Off Street Parking
- Gardens to Front & Rear
- Ample Storage
- En-Suite Facility
- Sought After Location
- Close To Local Amenities
- Good Transport Links





**** Video Tour on our YouTube Channel | <https://youtu.be/pdYn9d8OrPA> ****

Jan Forster Estates are delighted to present this extended four bedroom semi-detached house situated on the ever desirable Derwentdale Gardens in High Heaton, offering accommodation which makes a fantastic family home.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, lounge with bay window and feature fireplace, dining room looking out to the rear garden, kitchen with fitted wall and floor units and access to the utility room and garage. To the first floor, there are three good-sized bedrooms and a spacious, stylish four piece family bathroom WC. To the top floor, there is the main bedroom with built-in storage and an en-suite facility. The property also benefits from ample storage, double glazing and gas central heating.



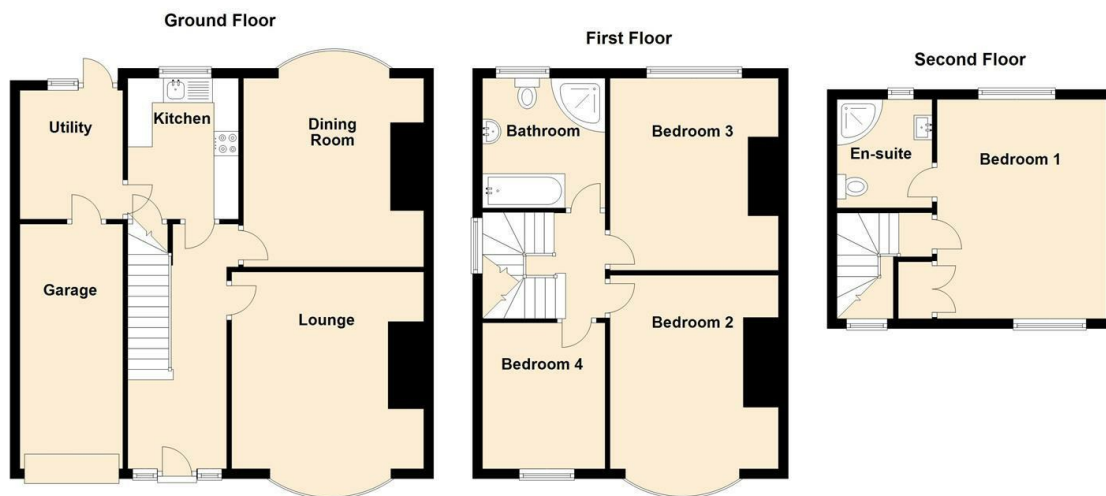
Externally, there is an easy to maintain garden and gated driveway to the front, offering off-street parking, which leads to the attached garage. To the rear, there is a substantial, well stocked South-Easterly facing garden with lawned and patio areas. An ideal space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this spacious family home that really must be seen to appreciate the accommodation on offer. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

Tenure

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

Council Tax band *C*



Lounge 14'11" x 12'10" (4.57 x 3.93)

Dining Room 15'4" x 12'0" (4.68 x 3.68)

Bedroom One 11'4" x 14'8" (3.46 x 4.48)

Bedroom Two 15'0" x 11'3" (4.58 x 3.43)

Bedroom Three 12'10" x 11'3" (3.92 x 3.45)

Bedroom Four 8'11" x 8'2" (2.74 x 2.51)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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The difference between house and home

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