





3 2 1

- Semi-Detached House
- Three Bedrooms
- Sunny Conservatory
- South-East Facing Garden
- Transport Links
- Desirable Location
- Two Reception Rooms
- Garage + Driveway
- Local Facilities
- Council Tax Band *C*





Jan Forster Estates welcome to the sale market this extended semi-detached home, positioned in a desirable location. The property is close to excellent local facilities and public transport links, including the metro, to Newcastle city centre and the rest of the coast areas.

The accommodation briefly comprises to the ground floor;- entrance porch, hallway, lounge with a bay window and feature fire place, dining room with French doors opening to the sunny conservatory, well-appointed kitchen, with top and floor units, that opens up to the breakfast area, which leads to the rear, as well as a handy downstairs WC. Off the landing to the first floor, you are presented with three bedrooms- the main one benefitting from a bay window and built-in wardrobes, and a four-piece family bathroom.

Externally to the front, there is a block-paved driveway offering off-street parking and an attached garage, which could also be accessed internally. To the rear, there is a charming South-East facing garden with mature shrubs, and lawn and patio areas- ideal for alfresco dining and entertainment during the long summer days.

For more information and to book a viewing, please, call our coastal branch on 0191 257 2000.

Tenure

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

Council Tax band *C*





Lounge 11'7" x 11'7" (3.54 x 3.54)

Kitchen 12'7" x 6'9" (3.84 x 2.07)

Dining Room 12'7" x 11'7" (3.84 x 3.54)

Breakfast Area 8'11" x 6'8" (2.74 x 2.05)

Conservatory 10'6" x 9'11" (3.22 x 3.03)

Bedroom One 12'2" x 11'5" (3.71 x 3.49)

Bedroom Two 11'11" x 11'5" (3.64 x 3.49)

Bedroom Three 7'5" x 6'2" (2.27 x 1.88)

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		
	63	76
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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www.janforsterestates.com

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

