





- Popular Location
- Three Bedrooms
- Close To Amenities
- Freehold
- Viewing Recommended
- Three Storey Home
- Two Bathrooms
- Transport Links Nearby
- Council Tax Band \*C\*
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/X\\_S7\\_k8\\_y\\_A](https://youtu.be/X_S7_k8_y_A)\*\*

Jan Forster Estates are pleased to welcome to the market this three-bedroom, three storey, end of terrace townhouse, positioned in a cul-de-sac on the popular Oxford Close, in Longbenton.

Conveniently placed for access to a wealth of local amenities including shops and restaurants, along with schools and excellent transport links. Four Lane Ends Interchange is less than a 10-minute walk.

Internally the property briefly comprises to the ground floor: - entrance hallway with bespoke fitted storage under the stairs and a ground floor/w.c., kitchen diner with fitted wall and floor units, integrated oven and hob and a bright and airy lounge with patio doors leading out to the rear garden. To the first floor, there are two good sized bedrooms and a three-piece family bathroom/w.c. with shower over the bath. There is also storage on the landing. To the second floor, there is the main bedroom with walk in dressing area and an en-suite shower/w.c. The property further benefits from gas central heating (via a newly installed boiler) and double glazing.

Externally there is allocated and visitor parking to the front and side path access to the charming, South-Easterly facing rear garden with a porcelain patio and an artificial lawn.

For more information or to arrange your viewing please call our 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\*.



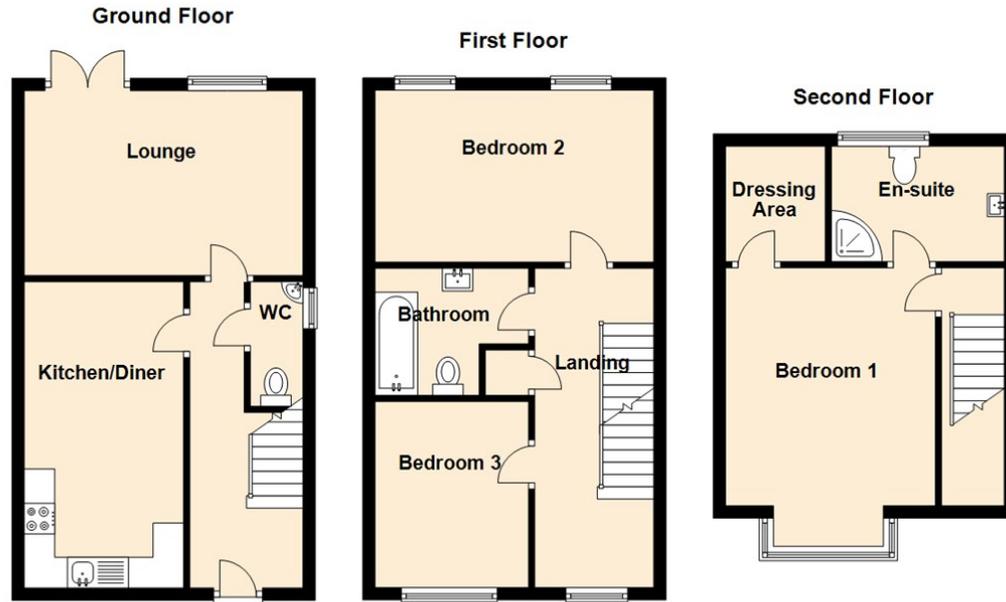
Lounge 15'0" x 9'10" (4.58 x 3.00)

Kitchen 16'4" x 8'2" (4.98m x 2.49m)

Bedroom One 12'5" x 11'6" (3.81 x 3.52)

Bedroom Two 15'0" x 9'3" (4.59 x 2.83)

Bedroom Three 8'3" x 9'10" (2.52 x 3.01)



## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	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



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

