





- **Unfurnished**
- **Available from 28th December**
- **Two Bedrooms**
- **Utility Area**
- **Sought After Location**
- **Off-Street Parking**
- **Stunning Bathroom**
- **MUST BE VIEWED**
- **Council Tax Band *A***
- **Call For More Information**





TWO DOUBLE BEDROOMS | UNFURNISHED | OFF-STREET PARKING

Jan Forster Estates are delighted to welcome to the market this reconfigured semi-detached home in Coxlodge. Available from 28th December.

Formerly a three bedroom, the current owner has modified to move the once ground floor bathroom into the smallest bedroom with the space downstairs now a spacious utility area WC.

Offering open plan living to the ground floor with lounge through kitchen diner with sliding doors onto the rear garden. Off the landing, to the first floor, there are two double bedrooms the stunning family three-piece bathroom with shower over the bath.

The property benefits from double glazing, gas central heating, and a substantial drive offering off-street parking for multiple cars.

For further information or to book a viewing please call our Gosforth office on 0191 236 2070.

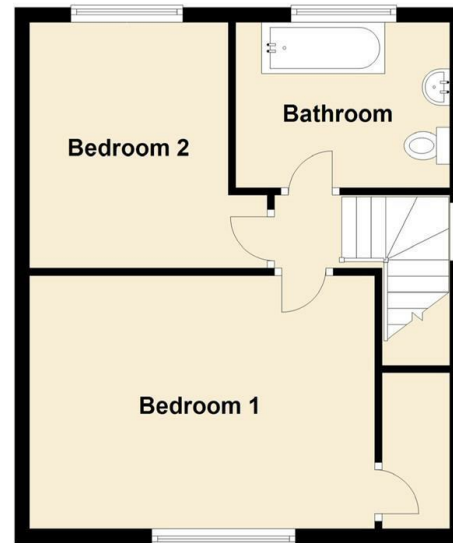
Council Tax Band *A*.



Ground Floor



First Floor




The difference between house and home

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www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Gosforth
Newcastle
High Heaton
Tynemouth
Low Fell
Property Management Centre

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