







3



1



2

- Popular Location
- Three Storey Home
- Three Double Bedrooms
- Two Bathrooms
- Ground Floor WC
- Garage
- Council Tax Band \*E\*
- Freehold
- Viewing Recommended
- Call for More Information







\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=Tji7Fm779CL> \*\*

Jan Forster Estates welcome to the market this beautifully presented, spacious, three-bedroom terraced townhouse. Located within the popular Warkworth Woods development.

The property is within proximity to excellent transport links and a wealth of local amenities including well regarded schools and shops, with further amenities offered in Gosforth and Newcastle.

Briefly comprising to the ground floor: - entrance hallway, bright and airy kitchen diner with a range of fitted units, integrated oven and hob, and French door access to the rear garden. There is also a handy utility room and ground floor w.c. To the first floor there is the spacious lounge, a double bedroom with fitted wardrobes and the family bathroom/w.c. with shower over the bath. To the second floor there are a further two double bedrooms, both with fitted wardrobes and the main with an en suite shower room. The property further benefits from gas central heating and double glazing.

Externally there is a sizeable garden to the rear with a patio area, lawn and planted borders and there is also a garage.

Early viewings come highly recommended. To book yours and for more information, 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 \*E\*.





Kitchen Diner 26'10" x 9'1" (8.20 x 2.79)

Lounge 10'5" x 15'2" (3.20 x 4.64)

Bedroom One 13'2" x 10'5" (4.03 x 3.20)

Bedroom Two 13'3" x 8'10" (4.04 x 2.70)

Bedroom Three 13'3" x 8'7" (4.04 x 2.64)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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

