





- Semi Detached Home
- Close To City Centre
- Four Bedrooms
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Excellent Transport Links
- Council Tax Band *C*
- Viewing Recommended
- Call For More Information





Jan Forster Estates welcome to the market this three-bedroom, semi-detached family home, located on Clovelly Avenue, Elswick.

The property is situated within close proximity to Newcastle City Centre and a fantastic variety of amenities including, shops, restaurants, and bars. Excellent public transport services lead to the City Centre, The Metrocentre, and local schools.

Briefly comprising to the ground floor: - entrance hallway, spacious dining room with bay window and feature fireplace, lounge with feature fireplace and a box bay window overlooking the rear garden and a kitchen dining room with fitted units, integrated oven and hob and access to both the rear and garage. To the first floor there are three good sized bedrooms, one with a bay window and one with en suite facilities. There is also a family bathroom and separate w.c. The property further benefits from gas central heating and double glazing.

Externally, there is a paved driveway to the front leading to a generous single garage. There is also an easy to maintain paved garden to the rear. The property further benefits from gas central heating and double glazing.

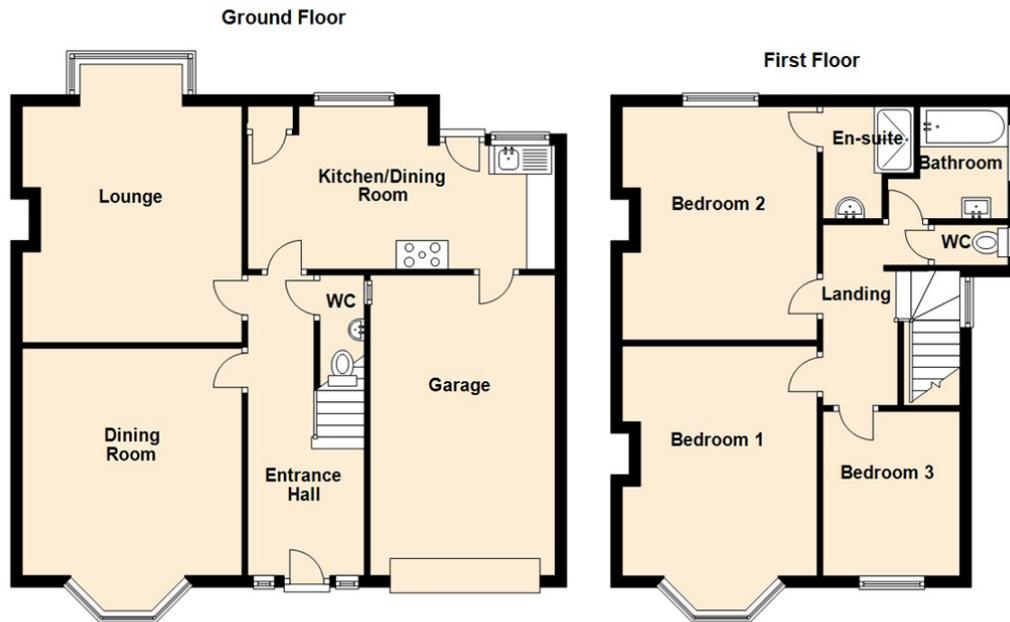
For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band *C*.





- Lounge 12'11" x 15'1" (3.96 x 4.62)
- Dining Room 13'2" x 16'6" (4.03 x 5.05)
- Kitchen 9'9" x 17'10" (2.99 x 5.45)
- Bedroom One 12'2" x 15'6" (3.73 x 4.73)
- Bedroom Two 11'11" x 13'5" (3.65 x 4.10)
- Bedroom Three 9'4" x 8'0" (2.85 x 2.44)

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	75
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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