





3 2 2

- No Upper Chain
- Cul De Sac Location
- Two Bathrooms
- Storage with Garage Door
- Freehold
- Semi Detached Home
- Three Bedrooms
- Driveway
- Council Tax Band \*B\*
- Call For More Information





Jan Forster Estates welcome to the market this three-bedroom, semi detached home, situated on the quiet cul-de-sac of St. Vincent Court, Gateshead.

The property is offered for sale with the benefit of no upper chain and is close to a wide variety of amenities including schools, shops and supermarkets. Further amenities are offered in Newcastle city centre which can be accessed via regular local public transport links, including Gateshead Stadium Metro which is a few minutes walk away.

The accommodation briefly comprises to the ground floor:- entrance porch, hallway, kitchen with fitted wall and floor units, lounge dining room and a conservatory. There is also a handy ground floor utility area which is currently being used as an office, and shower room, plus storage with a garage door. To the first floor, there are three bedrooms and a family bathroom/w.c. The property further benefits from double glazing and gas central heating.



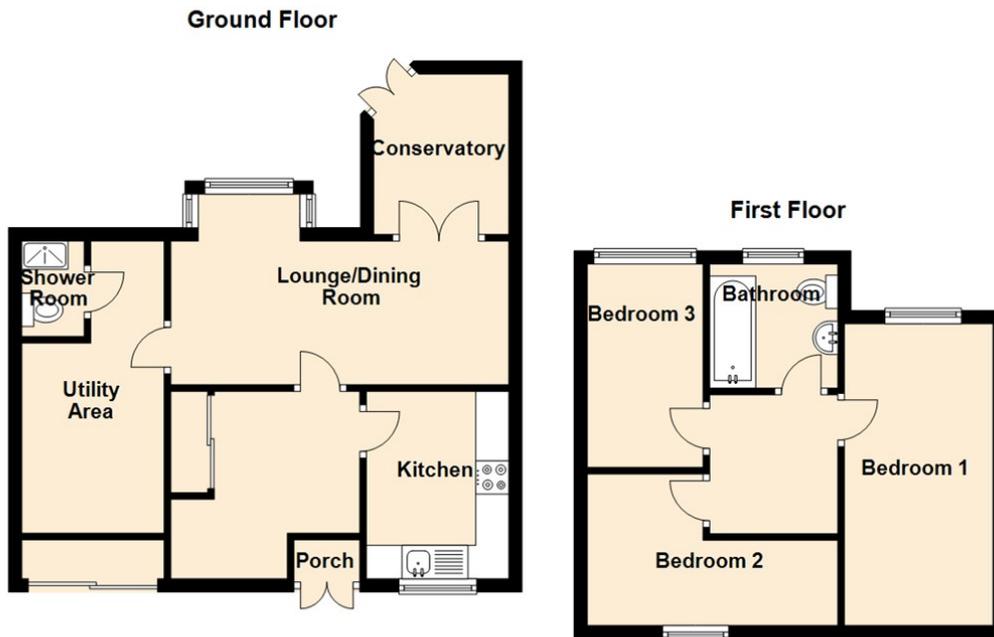
Externally to the front, there is a garden with driveway providing off street parking, and there is also a garden to the rear.

We anticipate an extremely high level of viewings on this lovely home, which will appeal to a variety of buyers. To arrange a viewing or for more information please call our sales team on 0191 487 0800.

#### Tenure

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

Council Tax band \*B\*.



Lounge 16'4" x 9'9" (5.0 x 2.98)

Kitchen 9'2" x 6'10" (2.80 x 2.10)

Conservatory 10'2" x 6'8" (3.10 x 2.05)

Bedroom One 13'5" x 8'2" (4.10 x 2.50)

Bedroom Two 12'0" x 7'10" (3.68 x 2.40)

Bedroom Three 10'1" x 8'10" (3.08 x 2.70)

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

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[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**

