



Jan Forster
FOR SALE



- Semi-Detached House
- Three Bedrooms
- Stylish Bathroom
- Close to Local Facilities
- Freehold Interest
- Sought-After Area
- Modern Kitchen
- Garage & Driveway
- Transport Links Nearby
- Council Tax Band *C*





Jan Forster Estates are delighted to welcome to the sale market this stunning, semi-detached family home, positioned in the sought after Park Avenue in Gosforth.

The property is close to an abundance of local facilities on and around Gosforth High Street, as well as excellent public transport links, including the Metro service to Newcastle city centre.

Briefly comprising to the ground floor; - entrance hallway, spacious lounge dining room with bow window, sunny conservatory and a kitchen with a range of fitted units providing ample storage space, integrated oven and hob and access to the rear. Off the landing to the first floor, you are presented with three bedrooms and a stylish bathroom WC with shower over the P-shaped bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally to the front, there is a driveway offering off-street parking for multiple vehicles leading to the attached garage. To the rear, there is a charming, split-level garden with a patio area, decking and raised planters.

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 licenced legal representative.

Council Tax band *C*.



Lounge/Dining Room 28'6" x 11'5" (8.70 x 3.50)

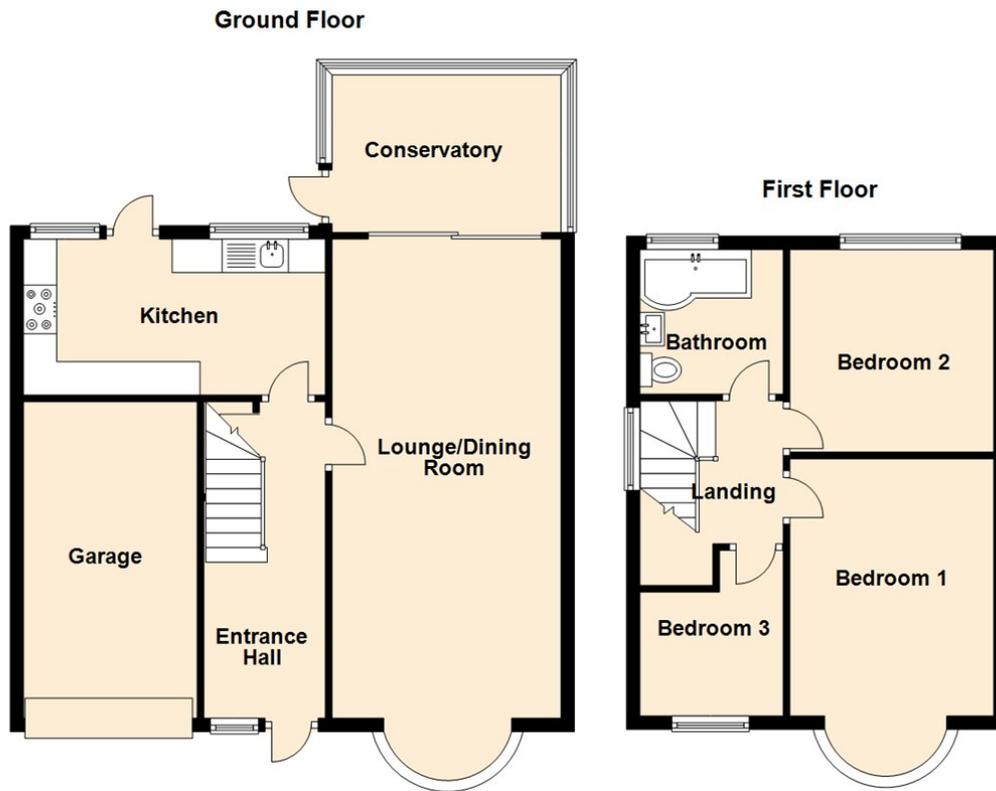
Kitchen 14'8" x 8'5" (4.48 x 2.57)

Conservatory 7'1" x 9'6" (2.18 x 2.90)

Master Bedroom 15'3" x 10'4" (4.67 x 3.16)

Bedroom Two 11'11" x 10'4" (3.64 x 3.15)

Bedroom Three 6'9" x 7'8" (2.08 x 2.36)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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