**4**   **1**   **2**

- **Detached Family Home**
- **Four Bedrooms**
- **Ground Floor WC**
- **Close to Amenities**
- **Council Tax band *C***

- **Available February 2025**
- **Two Bathrooms**
- **Front and Rear Gardens**
- **Unfurnished**
- **Call For More Information**

FOUR BEDROOMS | UNFURNISHED | DETACHED | AVAILABLE FEBRUARY 2025

Four-bedroom detached family home, situated in Fenham offering great family accommodation.

The location is close to a wealth of local amenities including schools, St James' retail park and the A1 motorway, with further amenities offered via regular public transport links to Newcastle City Centre.

Briefly comprising to the ground floor: - entrance hallway, lounge with dual aspect windows, spacious kitchen dining room with fitted units and French doors access to the rear, utility room and ground floor WC. To the first floor there are four bedrooms, the main with an en-suite, and there is also a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front and there is also a garden to the rear with a generous patio area.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070
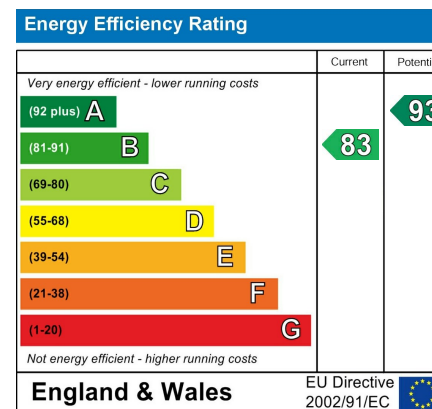
Council Tax Band *C*.

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| **(92 plus) A** | | 93 |
| **(81-91) B** | 83 | |
| **(69-80) C** | | |
| **(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

**The Property Ombudsman**

**APPROVED CODE** TRADINGSTANDARDS.GOV.UK

**Help to Buy**

**www.janforsterestates.com**

| | |
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| **High Heaton** | **0191 270 1122** |
| **Tynemouth** | **0191 257 2000** |
| **Low Fell** | **0191 487 0800** |
| **Property Management Centre** | **0191 236 2680** |