







- Four Bedrooms
- Substantial Rear Garden
- Utility Space
- Ground Floor WC
- Drive & Garage
- Semi Detached home
- Sought After Location
- MUST BE VIEWED
- Freehold
- Council Tax Band \*C\*







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/7CDNb3gRp2c> \*\***

#### **FOUR BEDROOMS | SEMI DETACHED FAMILY HOME | GROUND FLOOR WC**

Jan Forster Estates are delighted to present this extended four bedroom semi-detached property situated on the ever desirable Mitcham Crescent in High Heaton, offering accommodation which makes a fantastic family home.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor:- entrance hall, lounge with bay window and feature fireplace, dining room looking out to the rear garden, kitchen with fitted wall and floor units and access to the utility room, ground floor WC and garage. To the first floor there are four good-sized bedrooms; the main with a bay window built-in wardrobes. There is also a shower room and separate WC.

Externally there is a driveway to the front, offering off-street parking, which leads to the attached garage. To the rear there is a substantial and well stocked Southerly facing garden; a perfect space for entertaining during those long summer nights.

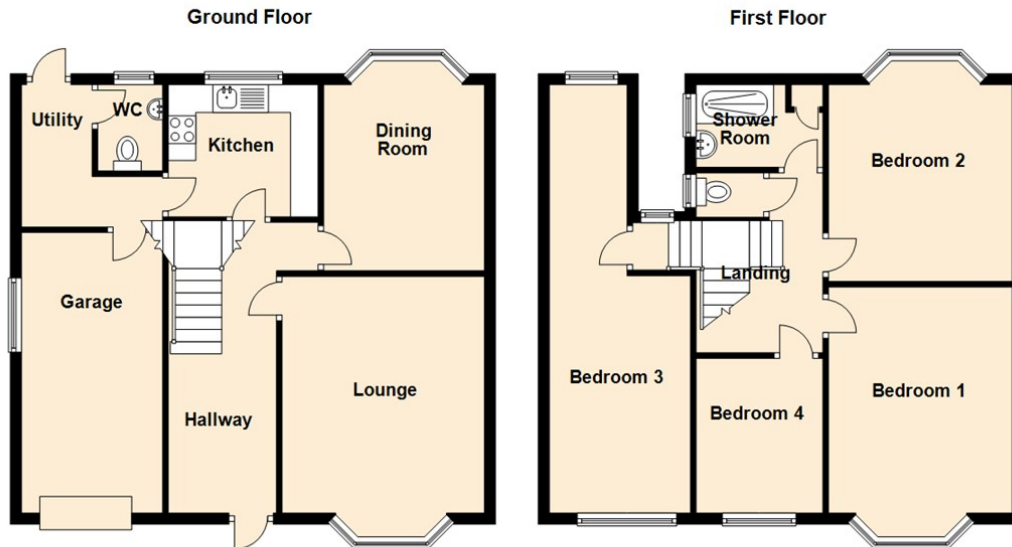
We anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information please call our High Heaton sales team on 0191 270 1122.

#### **Tenure**

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

**Council Tax band \*C\***





Lounge 14'10" x 11'11" (4.54 x 3.65)

Dining Room 10'10" x 14'5" (3.32 x 4.40)

Kitchen 7'5" x 8'5" (2.27 x 2.58)

Utility Room 7'11" x 8'1" (2.42 x 2.48)

Bedroom One 10'11" x 18'7" (3.34 x 5.68)

Bedroom Two 11'2" x 15'3" (3.42 x 4.66)

Bedroom Three 24'2" x 8'1" (7.38 x 2.48)

Bedroom Four 7'6" x 8'7" (2.30 x 2.62)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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