





4



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- Popular Location
- Extended Kitchen Diner
- Two Bathrooms
- Freehold
- Viewing Recommended
- Four Bedroom Semi Detached
- Driveway and Garage
- Close To Amenities
- Council Tax Band *C*
- Call For More Information





Jan Forster Estates are pleased to present to the market this four-bedroom, semi-detached property, positioned on the ever-desirable Slingsby Gardens, in High Heaton. The property will appeal to a variety of buyers and will make 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 being offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor: - entrance hall with ground floor WC, lounge with bay window, extended kitchen dining room with fitted wall and floor units, and a handy utility room. To the first floor there are four bedrooms, the main with an en suite and there is also a family bathroom WC with shower over the L-shaped bath and storage. The property further benefits from gas central heating and double glazing.

Externally, to the front, there is a paved driveway leading to the attached garage. There is also a charming garden to the rear with a patio area, outside seating area and a feature brick-built fire/oven.

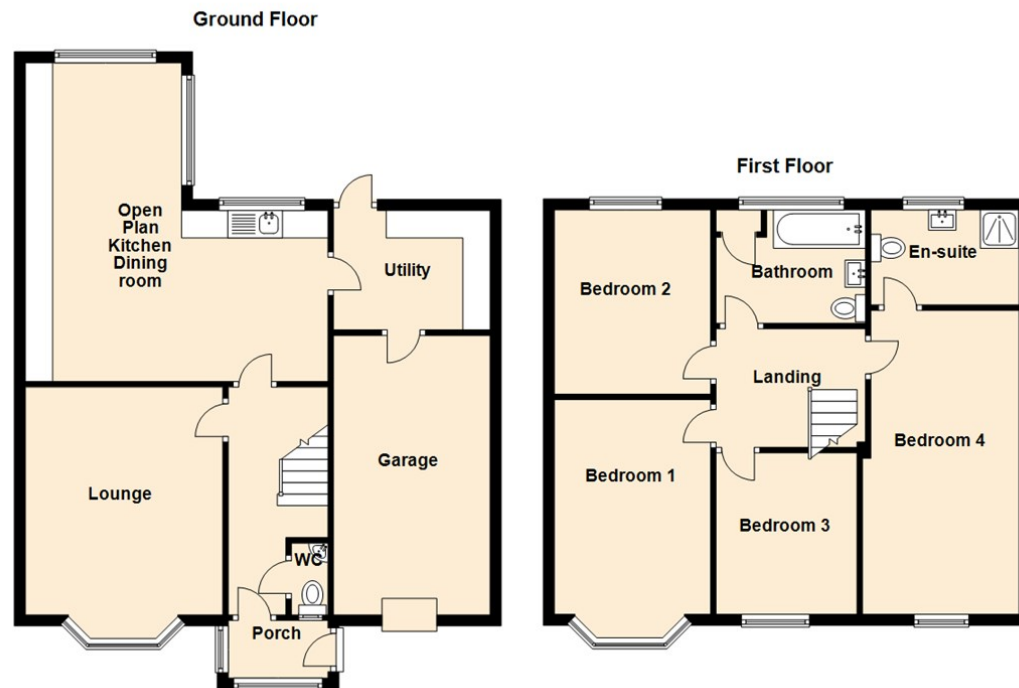
We anticipate an extremely high level of viewings which will appeal to a variety of buyers. To arrange a viewing or for more information please call 0191 270 1122.

Tenure

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

Council Tax band *C*.





Lounge 13'7" x 11'9" (4.16 x 3.60)

Kitchen 10'2" x 18'2" (3.12 x 5.56)

Dining Area 8'9" x 9'4" (2.67 x 2.85)


Utility Room 9'4" x 6'10" (2.86 x 2.09)

Bedroom One 10'3" x 12'11" (3.13 x 3.95)

Bedroom Two 10'3" x 11'2" (3.13 x 3.42)

Bedroom Three 9'8" x 7'7" (2.95 x 2.33)

Bedroom Four 18'7" x 8'9" (5.68 x 2.67)

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		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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