



Jan Forster
FOR SALE

Jan Forster



Burnbridge | Seaton Burn | Newcastle Upon Tyne | NE13 6DZ
Price £250,000



- Well Presented
- Popular Location
- Two Bathrooms
- Council Tax Band *C*
- Viewing Recommended
- Four Bedrooms
- Off Street Parking
- Close To Amenities
- Leasehold
- Call For More Information





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

Jan Forster Estates are pleased to offer this well presented, four-bedroom semi-detached property positioned on Burnbridge, Seaton Burn. An ideal purchase for the growing family.

The location benefits from a wealth of local amenities including schools, shops and leisure facilities with further amenities easily accessed via regular bus routes and the A1 & A19 motorways within Gosforth and Newcastle city centre.

Internally the accommodation briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge and a kitchen dining room with fitted high gloss wall and floor units, integrated oven and hob, microwave, fridge/freezer, washing machine and dishwasher along with a large under-stair storage cupboard. French doors offer access to the sunny conservatory, which leads to the rear garden via French doors. There is also a ground floor double bedroom with built-in storage and an en suite. To the first floor there are three good-sized bedrooms, the main with built-in storage and there is also a modern family bathroom WC with a walk-in shower and under sink storage. The property further benefits from gas central heating and double glazing.

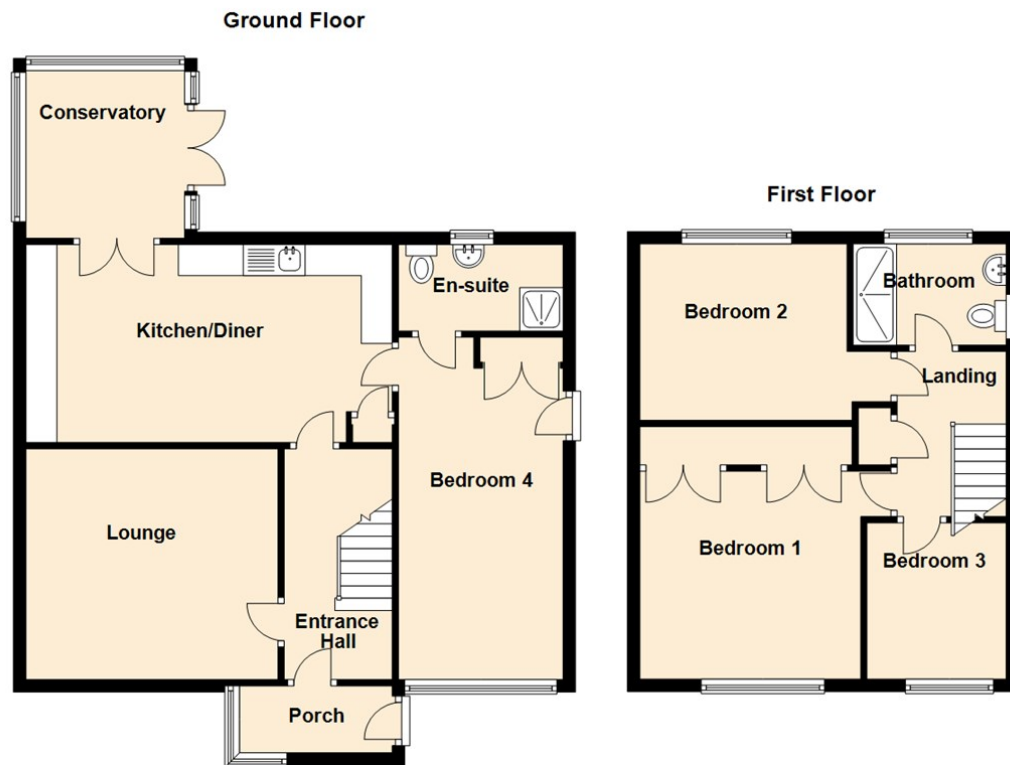
Externally there is a garden and driveway to the front for off street parking, a side garden, and there is a generous garden to the rear with a lawn and patio areas a double outdoor electricity point, and outdoor tap.

For more information or to book a viewing please call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *C*.



Lounge 13'2" x 12'8" (4.02 x 3.88)

Kitchen Dining Room 10'4" x 17'6" (3.17 x 5.35)


Conservatory 7'1" x 9'0" (2.18 x 2.76)

Bedroom One 10'6" x 11'1" (3.21 x 3.40)

Bedroom Two 13'0" x 9'9" (3.98 x 2.99)

Bedroom Three 8'0" x 9'0" (2.44 x 2.76)

Bedroom Four 8'1" x 17'7" (2.47 x 5.37)

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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