



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>  
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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.

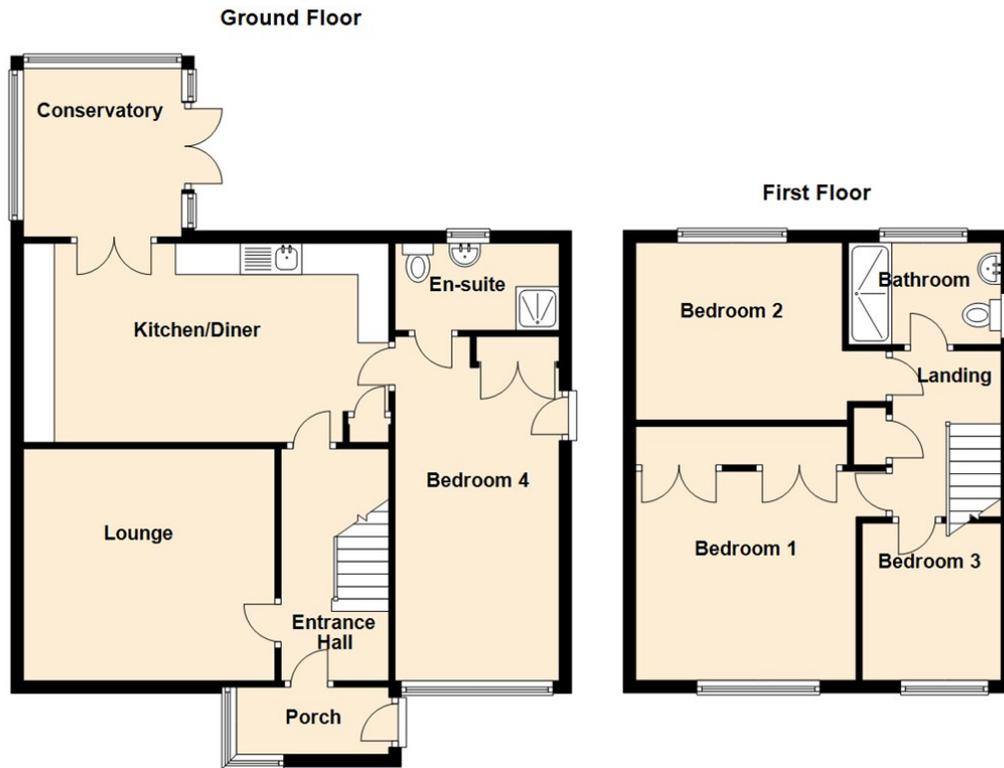
For more information or to book a viewing please call our Gosforth sales team on 0191 236 2070.

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

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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**Property Management Centre** 0191 236 2680

