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- Semi Detached Bungalow
- Off Street Parking
- Close to Amenities
- Council Tax Band \*C\*
- Refurbished Kitchen and Bathroom
- Two Double Bedrooms
- Front and Rear Gardens
- Freehold
- Viewing Recommended
- Call For More Information







## SEMI DETACHED BUNGALOW | TWO DOUBLE BEDROOMS | OFF STREET PARKING

Jan Forster Estates are delighted to welcome to the market this well presented, double-fronted, semi-detached bungalow.

The property is located on a quiet residential street in Fawdon, with easy access to supermarkets, Metro station, schools and the A1 motorway with further amenities offered in Gosforth and Newcastle City Centre.

Internally the property briefly comprises: - entrance hallway, lounge with box bay window, dining room, two double bedrooms, the main with a box bay window and there is a modern fitted kitchen with a range of floor and wall units and a modern bathroom/w.c. with four-piece suite.

Externally there is garden and a driveway to the front and there is also a garden to the rear with a patio area and lawn - ideal for entertaining during those warm summer nights.

The property really does have to be viewed to appreciate the accommodation of offer. For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

### Tenure

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

Council Tax band \*C\*



## Ground Floor



Lounge 13'11" x 10'0" (4.25 x 3.07)

Dining Room 12'6" x 12'1" (3.82 x 3.70)

Kitchen 8'10" x 12'8" (2.70 x 3.87)

Bedroom One 10'2" x 13'10" (3.10 x 4.23)

Bedroom Two 12'2" x 9'5" (3.72 x 2.88)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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