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- Semi-Detached House
- No Onward Chain
- Single Garage
- Cul-De- Sac Position
- Council Tax Band *C*
- Three Bedroom Home
- Sizeable Rear Garden
- Bright and Airy
- Family Home
- viewing Essential





**** Video Tour on our YouTube Channel | <https://youtu.be/JZ17DrjGHjA>**

Jan Forster Estates are delighted to present this charming semi-detached home in a quiet cul-de-sac position on Brighton Grove. Offered for sale with the benefit of no upper chain.

Internally the property briefly comprises: - welcoming entrance hallway with storage under the stairs, bright and airy lounge with bay window, and a spacious kitchen breakfast room with access to the sunny conservatory. To the first floor there are three bedrooms, the main with a bay window and two with built-in wardrobes. There is also the family bathroom WC with storage. Further benefits include gas central heating and double glazing.

Externally, to the front, there is a garden and paved driveway leading to the garage and there is a delightful rear garden with a generous patio area and lawn. An ideal space to relax in the warmer months.

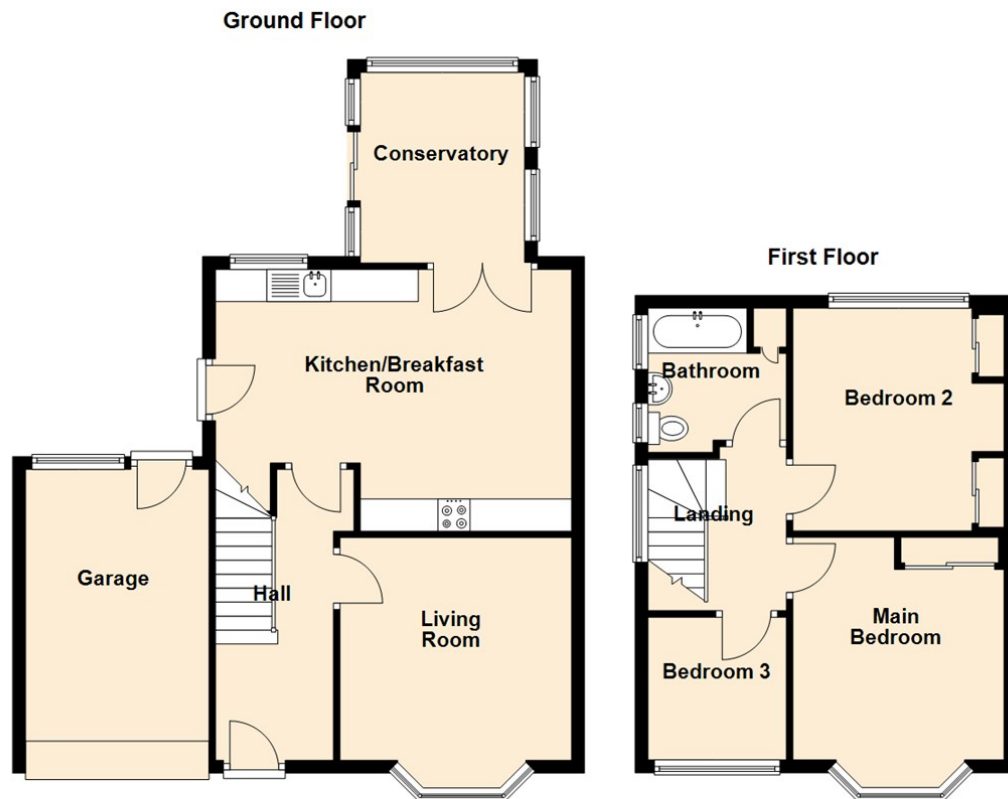
The location of this property is without doubt extremely central, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are just a few minutes' drive away and there are excellent transport links nearby including the A1058 Coast Road, offering a direct route to Newcastle City Centre.

Early viewings come highly recommended. To book yours or for more information please call our sales office on 0191 257 2000.

Tenure

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

Council Tax Band *C*.




Living Room 11'4" x 11'10" (3.47 x 3.61)

Kitchen/Breakfast Room 13'4" x 18'2" (4.08 x 5.55)

Main Bedroom 11'7" x 10'5" (3.55 x 3.19)

Bedroom Two 11'4" x 10'9" (3.47 x 3.29)

Bedroom Three 7'3" x 7'1" (2.23 x 2.16)

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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