





- Semi Detached
- Four Bedrooms
- South Facing Rear Garden
- Garage
- Video Tour Available
- Sought After Location
- Two En-Suites
- Off-Street Parking
- Ample Storage
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | https://youtu.be/_XMk1A9uAZc ****

SOUGHT AFTER LOCATION | FOUR BEDROOMS | TWO EN-SUITES

Situated on Princes Road within the highly sought after Brunton Park in Gosforth, Jan Forster Estates have the pleasure of welcoming to the market this four bedroom dormer style bungalow.

The property is well presented throughout, it benefits from a wealth of local amenities including well regarded schools, shops, post office, pharmacy and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Internally the accommodation briefly comprises:- entrance vestibule leading to the entrance hallway with storage, bedroom four which has been modified to accommodate the properties second en-suite and allow single floor living, breakfasting kitchen with access to the garage and south facing garden, there is also the open plan lounge diner that spans the entire depth of the property with French doors onto the rear garden. Off the landing to the first floor there are three further bedrooms, bedroom three with en-suite and the substantial three piece family bathroom.

Externally there is a drive giving off street parking which leads to the attached garage and gardens to the front side and rear.

For more information or to book a viewing please call out Gosforth branch on 0191 236 2070.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





Lounge/Diner 32'1" x 12'0" (9.80 x 3.67)

Kitchen 10'5" x 9'11" (3.19 x 3.03)

Bedroom One 12'2" x 12'1" (3.71 x 3.70)

Bedroom Two 12'1" x 12'1" (3.69 x 3.69)

Bedroom Three 9'11" x 9'11" (3.03 x 3.03)

Bedroom Four 10'0" x 8'11" (3.05 x 2.74)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The difference between house and home

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