





4



2



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- Sought After Location
- Semi Detached Home
- West Facing Rear Garden
- Off Street Parking
- Video Tour Available
- Four Bedrooms
- No Onward Chain
- Garage
- Gas Central Heating
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/kiSvi1jjkg> ****

SOUGHT AFTER LOCATION | FOUR BEDROOMS | NO ONWARD CHAIN

Situated on Dukes Drive 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 in need of some modernisation, benefitting 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 hallway with storage, bedroom four which is currently being used as a study, breakfasting kitchen with access to the garage and West facing garden, there is also the lounge with double doors opening onto the dining area. Off the landing to the first floor there are three further bedrooms, bedroom one with views of the green and a substantial family bathroom with separate WC.

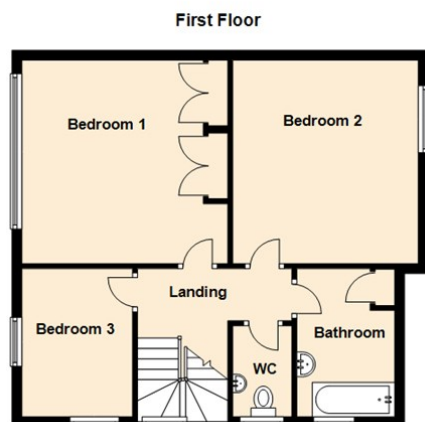
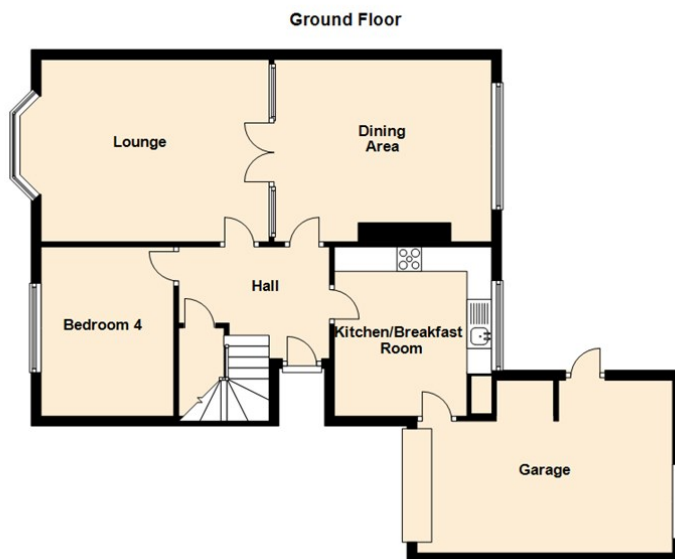
Externally there is a drive giving off street parking which leads to the attached garage and gardens to the front and rear.

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.





The difference between house and home

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Lounge 12'2" x 14'7" (3.71 x 4.46)

Dining Area 15'10" x 12'1" (4.85 x 3.70)

Kitchen/Diner 10'1" x 10'6" (3.08 x 3.21)

Bedroom One 12'2" x 12'1" (3.71 x 3.69)

Bedroom Two 12'2" x 12'1" (3.71 x 3.69)

Bedroom Three 10'2" x 9'0" (3.12 x 2.76)

Bedroom Four 10'2" x 6'4" (3.10 x 1.95)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680



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