





- Mid Link Home
- Two Reception Rooms
- No Onward Chain
- UPVC Double Glazed
- Great Starter Home
- Three Bedroom Home
- Garage in Nearby Block
- Gas Central Heating
- Freehold Property
- Council Tax Band \*B\*



This three bedroom mid link home is tucked away in a pleasant position at the end of the quiet Cragside. Offered for sale with the benefit of no onward chain and an ideal purchase for the first time buyer, down-sizer or investor alike.

The location benefits from a wealth of local amenities including shops, schools and leisure facilities including several nature reserves, with further amenities easily accessed in nearby Gosforth and Newcastle via regular public transport links and the A1 motorway.

Internally the property briefly comprises to the ground floor; entrance hall with storage facility, lounge with bay window to front, double doors leading to the dining room and a well appointed kitchen. On the first floor you are presented with three bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front of the property and there is a paved garden to the rear with a decked area. There is also a garage in a nearby block.

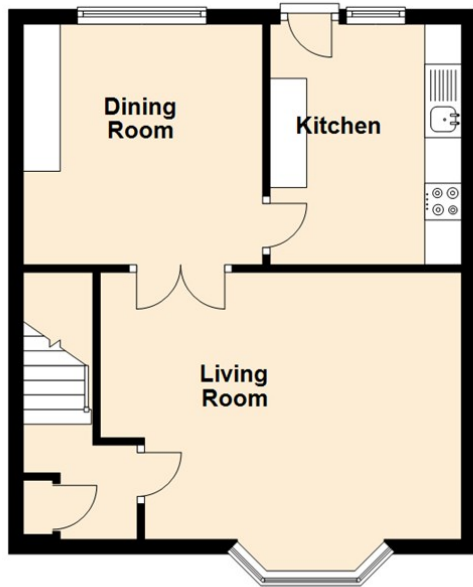
An early viewing is essential. Please call our Gosforth branch on 0191 236 2070 for more information.

#### Tenure

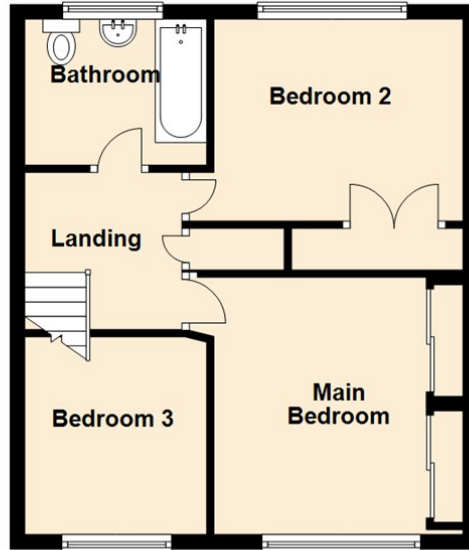
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*

Ground Floor



First Floor



- Living Room 11'11" x 14'2" (3.64 x 4.32)
- Dining Room 10'9" x 10'8" (3.28 x 3.26)
- Kitchen 10'9" x 8'6" (3.28 x 2.61)
- Main Bedroom 12'0" x 11'1" (3.68 x 3.39)
- Bedroom Two 9'0" x 12'2" (2.75 x 3.73)
- Bedroom Three 8'6" x 8'1" (2.61 x 2.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>75</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680

