





- Popular Location
- Freehold
- Extended Property
- Three Bedrooms
- Family Room
- Double Garage
- Close To Amenities
- Transport Links Nearby
- Council Tax Band *C*
- Viewing Recommended





** Video Tour on our YouTube Channel |
<https://youtu.be/xTUWqy9xcmE> **

Jan Forster Estates are delighted to welcome to the market this three bedroom extended semi detached property. Located within a desirable residential area, offering a wealth of local amenities including shops, post office, parks and schools with further amenities in Gosforth and Newcastle, which are easily accessible via bus and road links.

Internally the property briefly comprises to the ground floor:- entrance porch, hallway, extended open plan lounge dining room, modern kitchen with built-in appliances, family room with French doors to the rear garden, downstairs WC and storage. To the first floor there are three bedrooms; all with fitted wardrobes and there is a modern family bathroom WC with three piece suite and shower over the bath. There is also access via a ladder leading to boarded loft space with Velux windows. The property further benefits from gas central heating and double glazing.

Externally there is a block paved driveway to the front providing off street parking leading to the attached double garage with electric up and over door. There is also a charming garden to the rear with decked areas, lawn and raised planters.

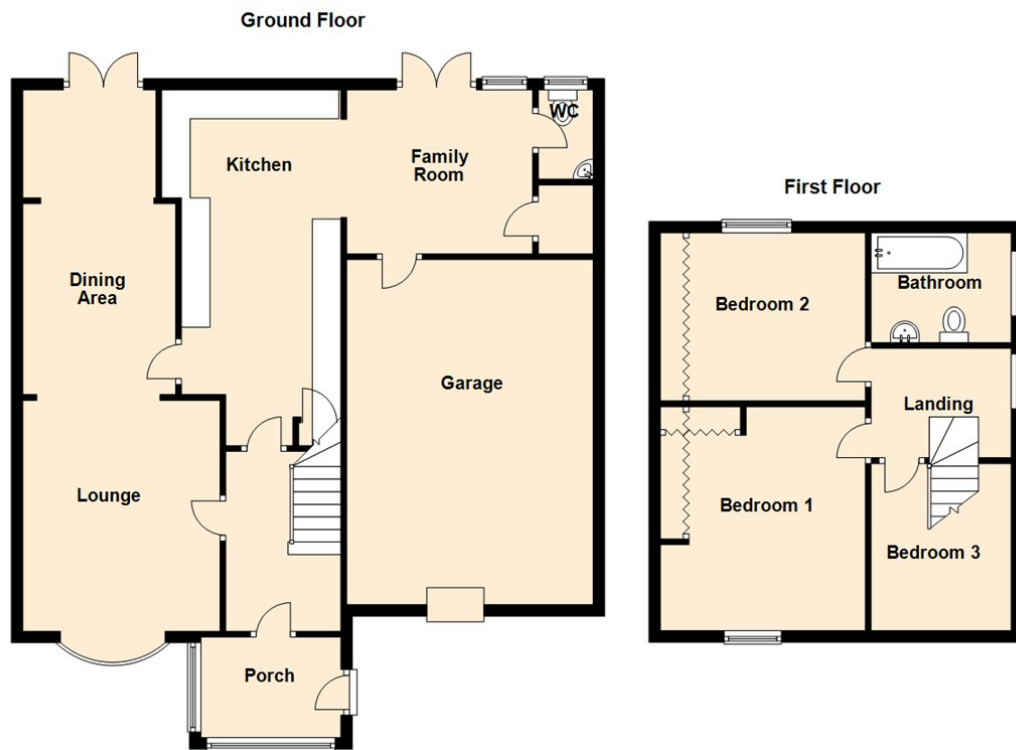
Early viewings come highly recommended. For more information please call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *C*





Lounge 13'2" x 11'2" (4.03 x 3.41)

Dining Area 10'7" x 8'7" (3.25 x 2.64)

Kitchen 9'0" x 15'3" (2.75 x 4.66)

Family Room 10'7" x 9'4" (3.24 x 2.87)

Bedroom One 12'9" x 11'9" (3.89 x 3.60)

Bedroom Two 8'8" x 11'9" (2.66 x 3.60)

Bedroom Three 9'7" x 8'0" (2.94 x 2.45)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(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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