



 **Jan Forster**
FOR SALE
0191 236 1079
janforsterestates.com



- No Onward Chain
- Sun Room
- Semi Detached Home
- Sought After Location
- Freehold
- Two Double Bedrooms
- Substantial Corner Plot
- Perfect First Time Buy
- MUST BE VIEWED
- Council Tax Band *A*





** Video Tour on our YouTube Channel | <https://youtu.be/aFxTmr4Q380> **

TWO BEDROOMS | NO ONWARD CHAIN | SOUGHT AFTER LOCATION | SUN ROOM

This well presented two bedroom semi detached house with wrap around gardens will make an ideal purchase for the first time buyer, down-sizer, or investor alike.

Tucked away on the quiet Brookside Avenue within the leafy suburb of Brunswick Village, the property benefits from easy access to many local amenities and public transport links, with further amenities offered in Gosforth and Newcastle.

Internally the property briefly comprises to the ground floor:- porch, hallway and lounge with a feature fireplace and French doors leading to the sun room with rear garden access, 15ft kitchen diner with floor and wall units along with further access to the rear garden.

Off the landing, to the first floor, there is a three piece family bathroom room and two double bedrooms; bedroom one with built-in wardrobes and shower. The property also benefits from double glazing, gas central heating and has recently had new front & back doors fitted.

Externally there are gardens to the front, side and rear of this corner plot, providing an ideal space for entertaining during those warm summer nights.

Please call our Gosforth team on 0191 236 2070 for more information and to book a viewing.

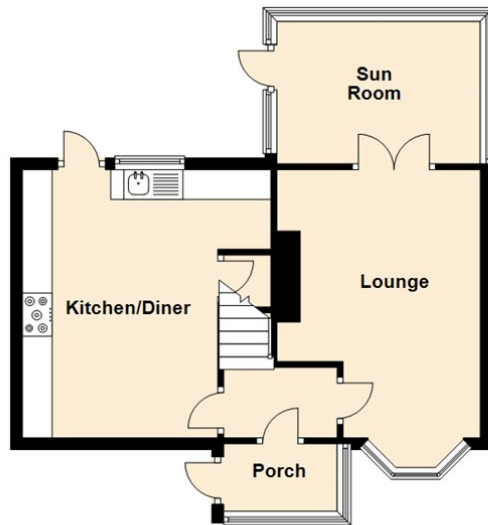
Tenure

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

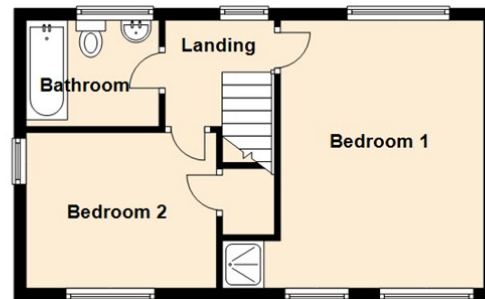
Council Tax band *A*.



Ground Floor



First Floor



Lounge 10'4" x 15'5" (3.15 x 4.70)

Kitchen Diner 15'0" x 10'8" (4.58 x 3.27)

Sun Room 7'5" x 10'0" (2.27 x 3.06)

Bedroom One 10'5" x 15'5" (3.20 x 4.70)

Bedroom Two 10'4" x 9'8" (3.15 x 2.95)

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

