





 4  1  2

- Extended Semi Detached
- No Onward Chain
- Ground Floor WC
- Sought After Location
- Freehold
- Four Bedrooms
- En Suite Facility
- Multi Vehicle Drive
- 34ft Kitchen Dining Space
- Council Tax Band *E*





** Video Tours on our YouTube Channel | <https://youtu.be/qxprfCJBOFA> **

FOUR DOUBLE BEDROOMS | EN SUITE | EXTENDED TO REAR

Jan Forster Estates are delighted to welcome to the market this extended and reconfigured, four double bedroom semi detached property, located on the highly regarded Bowfield Avenue in Melton Park, Gosforth.

The property is within close proximity to 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:- spacious entrance hallway with ground floor WC, lounge with walk in bay window, extended 34ft open plan kitchen/dining/living area with island, high specification integrated appliances, Bi-Fold doors onto the rear garden and a hand utility area. There is also access to a storage area with a garage door.

Off the split level landing to the first floor there are four generous bedrooms; bedroom one with built-in wardrobes and shower room en suite, there is a stunning three piece family bathroom with shower over the bath.

Externally there is a driveway offering off street parking for multiple vehicles leading to the garage/store at the front, along with a rear garden patio area; an ideal space for relaxing or entertaining during those warm summer nights.

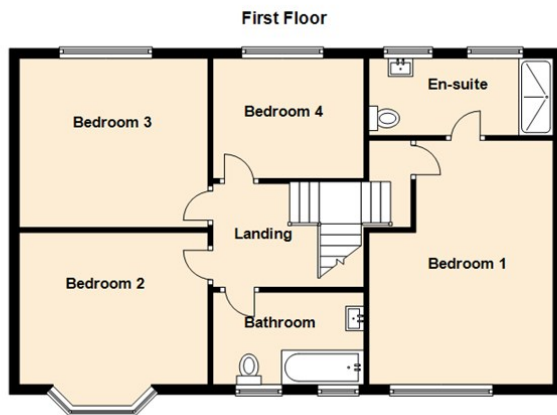
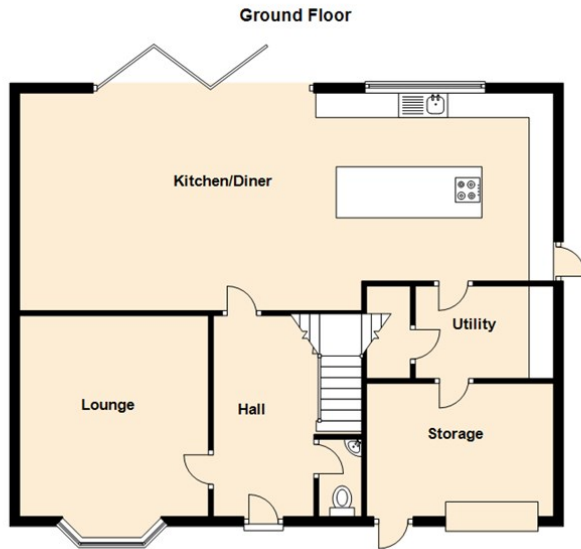
For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

Tenure

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

Council Tax band *E*





The difference between house and home

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Lounge 17'3" x 12'11" (5.26 x 3.94)

Kitchen Dining Room 13'2" x 14'3" (4.06 x 4.35)

Utility Room 8'5" x 5'11" (2.57 x 1.81)

Bedroom One 11'0" x 17'0" (3.37 x 5.19)

Bedroom Two 12'10" x 12'4" (3.93 x 3.78)

Bedroom Three 12'4" x 9'4" (3.78 x 2.87)

Bedroom Four 10'7" x 9'4" (3.25 x 2.86)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth

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Tynemouth

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Low Fell

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