







4



2



1

- Extended Semi Detached
- Two Reception Rooms
- Detached Garage
- Masses Of Potential
- Council Tax Band \*C\*
- Four Double Bedrooms
- Substantial Corner Plot
- Sought After Location
- Freehold
- Call For More Information







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

**EXTENDED SEMI DETACHED | FOUR BEDROOMS | SUBSTANTIAL CORNER PLOT**

Jan Forster Estates are delighted to offer for sale this four bedroom, semi detached house enjoying a pleasant position at the head of the cul-de-sac on Bywell Avenue, Red House Farm.

Local amenities and facilities are available within the area with further amenities offered within Gosforth along with excellent transport links via bus, Metro, and the A1 Motorway.

Briefly comprising to the ground floor; entrance hallway with under stair store, 25ft lounge diner, extended breakfasting kitchen with floor and wall units along with garden access. Completing the ground floor is the family room with dual aspect garden views. Off the landing to the first floor there are four double bedrooms and the family bathroom with shower over the bath and separate WC.

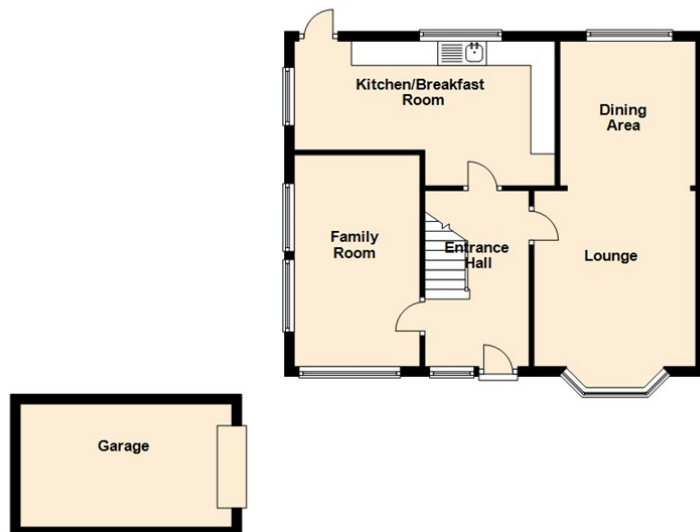
Externally the property sits at the head of the cul-de-sac on a substantial plot with a detached garage and driveway offering off street parking, and also boasts wrap around gardens to the front, side and rear; an ideal space for alfresco entertaining.

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

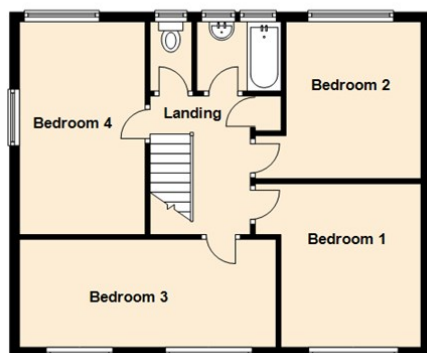
Council Tax band \*C\*.



Ground Floor



First Floor



Lounge 25'11" x 11'5" (7.90 x 3.5)

Kitchen 10'4" x 17'6" (3.17 x 5.35)

Family Room 14'7" x 7'5" (4.46 x 2.28)

Bedroom One 11'10" x 11'8" (3.63 x 3.57)

Bedroom Two 11'10" x 10'7" (3.63 x 3.25)

Bedroom Three 16'2" x 8'7" (4.93 x 2.63)

Bedroom Four 14'4" x 7'5" (4.39 x 2.28)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</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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