



Jan Forster
janforsterestates.com
0191 236 2070
FOR SALE



- Semi Detached Home
- No Forward Chain
- Kitchen Diner
- South Facing Rear Garden
- Freehold Interest
- Sought After Area
- Three Bedrooms
- Home Office
- Off Street Parking
- Council Tax Band *B*





** Video Tour on our YouTube Channel | <https://youtu.be/ij-7tUDLXzw> **

THREE BEDROOMS | NO ONWARD CHAIN | OFF-STREET PARKING

Jan Forster Estates are delighted to welcome to the market this three bedroom semi detached family home on Lanercost Drive in Denton Burn with 21ft kitchen diner, off street parking and the benefit of no onward chain. Located only 4 miles West of Newcastle City Centre, the property is surrounded by a wealth of amenities as well as offering easy access to great transport links including the A1, A69, and West Road.

Briefly comprising:- spacious entrance hallway, bright and airy lounge with bay window and 21ft kitchen diner with floor and wall units and access to both the home office space and the rear garden. Off the split level landing to the first floor, there are three generous bedrooms, and the family bathroom with separate WC

Externally to the front, there is a drive offering off-street parking leading to the storage with garage door. To the rear, there is a well stocked West-facing garden; ideal for entertaining during those warm summer nights.

Please call our sales team on 0191 236 2070 for more information or 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 *B*



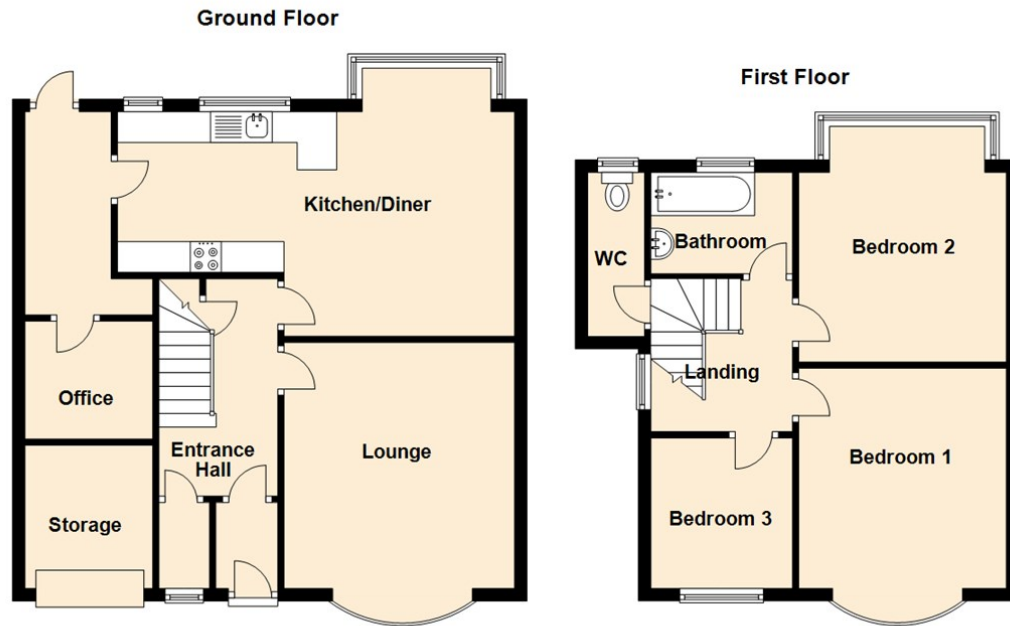
Lounge 11'8" x 14'2" (3.56 x 4.32)

Kitchen Dining Room 15'3" x 21'1" (4.66 x 6.45)

Bedroom One 15'9" x 10'2" (4.81 x 3.11)

Bedroom Two 14'5" x 10'6" (4.40 x 3.22)

Bedroom Three 7'10" x 9'3" (2.40 x 2.83)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(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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