





- FIVE BEDROOMS
- Off Street Parking
- Breakfasting Kitchen
- Freehold
- Storage with Garage Door Access
- Extended Family Home
- 27ft Lounge Diner
- Substantial Rear Garden
- Council Tax band *C*
- MUST BE VIEWED





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

EXTENDED FAMILY HOME | FIVE BEDROOMS | NO ONWARD CHAIN

Jan Forster Estates are delighted to welcome to the market this 1930's semi detached family home with garage, off street parking and the benefit of having no forward chain.

Positioned on the sought after Rosewood Gardens in Kenton, there are a wealth of benefits including ease of access via transport links to Gosforth High Street and Newcastle City Centre. Also within close proximity to well regarded schools and walking distance from Exhibition Park & Gosforth Central Park. This property will appeal to a variety of buyers including first time buyers, expanding families and downsizers alike.

Briefly comprising to the ground floor:- entrance hallway with internal store access, 27ft lounge diner with bay window and French doors into the substantial rear garden. The breakfasting kitchen has fitted floor and wall units, a breakfast bar and dining area which also provides access to the rear garden.

Off the bright and airy landing to the first floor, there are five bedrooms; bedroom one with built-in wardrobes, and there is also the four piece family bathroom with stand alone shower.

There is a fully boarded loft with drop down ladder access as well and new light fittings throughout. and a full redecoration.

Externally there is a recently installed block paved drive offering off street parking leading to the storage area with garage door access. To the rear there is a substantial garden with a decked area leading on to the lawn; an ideal space for alfresco entertaining.

For more information and to book a viewing please call 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 Dining Room 27'7" x 12'6" (8.41 x 3.83)

Kitchen 15'10" x 8'3" (4.83 x 2.54)

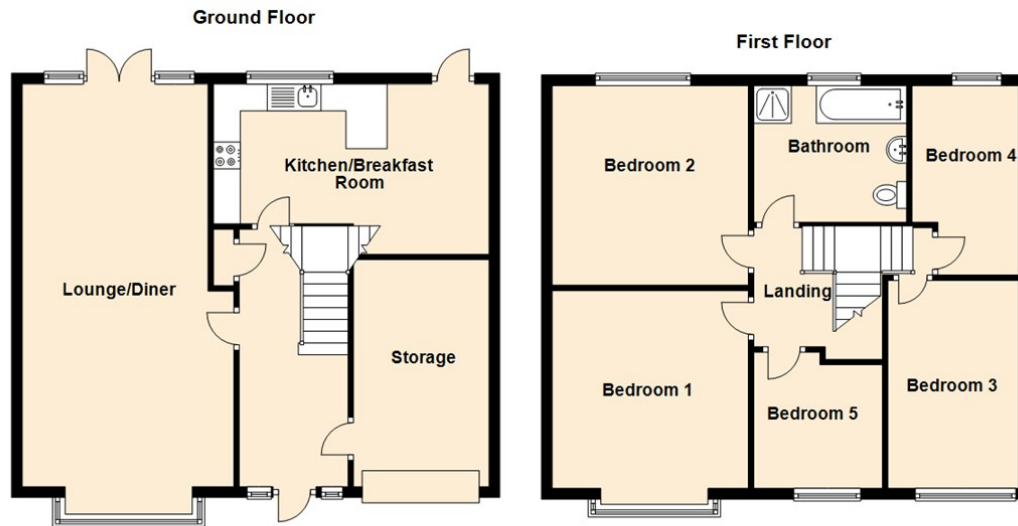
Bedroom One 14'7" x 11'8" (4.46 x 3.56)

Bedroom Two 11'8" x 11'10" (3.56 x 3.62)

Bedroom Three 7'9" x 9'3" (2.37 x 2.84)

Bedroom Four 5'8" x 14'0" (1.74 x 4.27)

Bedroom Five 7'4" x 12'2" (2.26 x 3.71)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(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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