





- **Extended Family Home**
- **Four Bedrooms**
- **Garage**
- **21ft Lounge**
- **Leasehold**
- **Semi Detached**
- **Recently Installed Kitchen**
- **Off Street Parking**
- **MUST BE VIEWED**
- **Council Tax band \*C\***





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

EXTENDED SEMI DETACHED HOME | FOUR BEDROOMS | NO ONWARD CHAIN

Jan Forster Estates are delighted to welcome to the market this extended and reconfigured four bedroom semi detached home on Langdon Road, Westerhope, with 21ft lounge, substantial rear garden and the benefit of having no onward chain.

The property is located near a wealth of local amenities including schools, shops, supermarkets and leisure facilities with further amenities easily accessed in Newcastle via regular public transport links and the A1 Motorway.

Briefly comprising; porch, entrance hallway, lounge with walk in bay window, dining area with French doors opening onto the rear garden, extended breakfasting kitchen with floor and wall units, under stair store, access to both the garage and the ground floor shower area.

Off the landing to the first floor there are four spacious bedrooms, bedroom two with walk in bay window and the family three piece bathroom with shower over the bath.

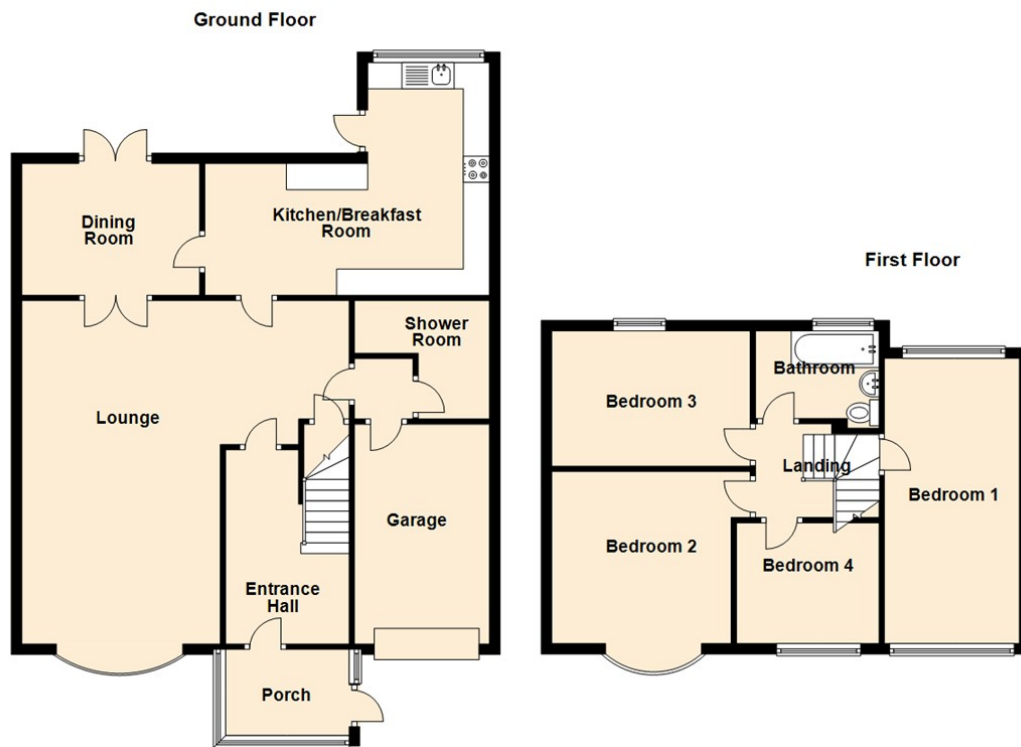
Externally there is a block paved drive to the front offering off street parking that leads to the garage. To the rear there is a landscaped garden with patio areas, ideal for entertaining during those warm summer nights.

For more information and to book your viewing please call out team on 0191 236 2070

Tenure

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

Council Tax band \*C\*



- Lounge 19'11" x 21'11" (6.09 x 6.70)
- Dining Room 11'1" x 7'8" (3.40 x 2.36)
- Kitchen 13'5" x 16'11" (4.11 x 5.18)
- Bedroom One 7'10" x 16'11" (2.41 x 5.17)
- Bedroom Two 11'3" x 12'4" (3.44 x 3.76)
- Bedroom Three 8'10" x 12'6" (2.71 x 3.82)
- Bedroom Four 9'0" x 7'10" (2.76 x 2.41)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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