





- Three Bedrooms
- Ground Floor WC
- Garage
- Sought After Location
- Freehold
- Utility Space
- Sun Room
- Off Street Parking
- Must Be Viewed
- Council Tax Band *C*





** Video Tour on our YouTube Channel |
<https://youtu.be/-5npPzpyt90> **

SEMI DETACHED | THREE BEDROOMS | GARAGE & OFF STREET
PARKING

Jan Forster Estates are delighted to offer for sale this three bedroom, semi detached house enjoying a pleasant position on Farne 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, lounge diner spanning the depth of the property opening onto the sun room, kitchen with floor and wall units giving access to the rear garden through the utility room with ground floor WC. Off the landing to the first floor there are three generous bedrooms and the recently installed three piece family bathroom with shower over the bath.

Externally the property has a garage and driveway offering off street parking to the front alongside an easy to maintain garden, to the rear there is a West facing garden, ideal for alfresco entertaining.

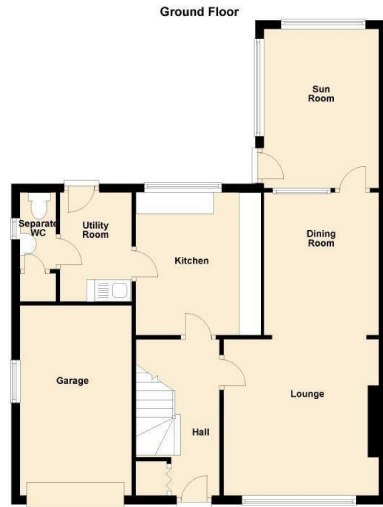
For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band *C*





The difference between house and home

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Lounge 11'7" x 12'0" (3.55 x 3.67)

Sun Room 12'0" x 8'10" (3.67 x 2.71)

Dining Room 10'8" x 8'7" (3.26 x 2.62)

Utility Room 8'0" x 5'3" (2.46 x 1.62)

Bedroom One 11'10" x 9'4" (3.62 x 2.87)

Bedroom Two 11'5" x 10'7" (3.49 x 3.25)

Bedroom Three 8'7" x 7'7" (2.64 x 2.32)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth

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Newcastle

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High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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