





- Extended, Four Bedrooms
- Home Office
- Garage & Off Street Parking
- En Suite Shower Room
- Semi Detached House
- Substantial Corner Plot
- Freehold
- Head Of Cul-de-Sac
- Council Tax Band \*D\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/Y8G6FoZFIEs> \*\*

## SUBSTANTIALLY EXTENDED SEMI DETACHED HOME | FOUR BEDROOMS | GARAGE & DRIVE

This delightful semi-detached family home is positioned in a charming location on Bywell Avenue, Red House Farm. This property boasts a substantial corner plot, offering plenty of outdoor space.

The internal accommodation briefly comprises:- porch, entrance hallway, open plan lounge/diner with dual access to the extended 25ft kitchen diner with floor and wall units, utility area, Velux windows, and French doors leading to the rear garden. The utility area also provides access to the garage which also gives further access to the garden. Completing the ground floor is the purpose-built office.

Off the landing to the first floor, there are four generous bedrooms, bedroom one with a boutique-style open en suite, and the family three piece bathroom with a shower over the bath. The property benefits from gas central heating and double glazing.

Externally the property boasts a substantial wrap-around side and rear garden with a decking areas, ideal for entertaining during those warm summer nights. A drive offering off-street parking leading to the garage and a low-maintenance front town garden. The property also benefits from a loft for storage in the garage, as well as a 3/4 boarded loft in the house.

Don't miss out on the opportunity to make this extended semi-detached house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property.

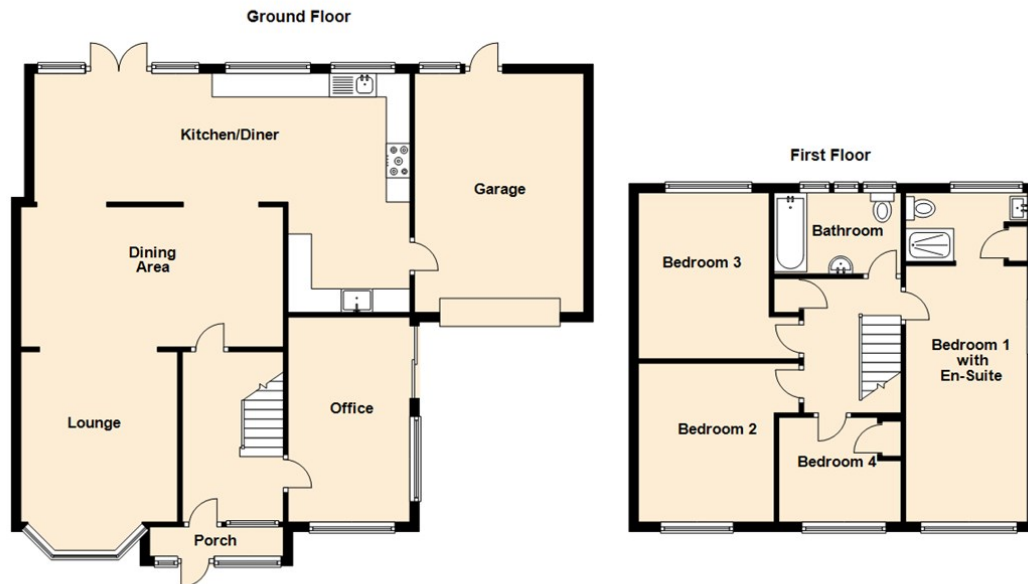
For more information please call our Gosforth branch on 0191 236 2070.

### Tenure

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

Council Tax band \*D\*.





- Lounge 14'2" x 11'6" (4.32 x 3.52)
- Dining Area 12'2" x 17'11" (3.72 x 5.48)
- Breakfasting Kitchen 25'8" x 8'2" (7.83 x 2.51)
- Office 14'9" x 8'0" (4.50 x 2.45)
- Bedroom One 8'0" x 22'9" (2.45 x 6.94)
- Bedroom Two 11'10" x 12'0" (3.63 x 3.67)
- Bedroom Three 8'11" x 10'8" (2.74 x 3.26)
- Bedroom Four 7'9" x 8'7" (2.37 x 2.63)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</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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Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 High Heaton 0191 270 1122  
 Tynemouth 0191 257 2000  
 Low Fell 0191 487 0800  
 Property Management Centre 0191 236 2680

