





- Rare To The Market
- Semi Detached Bungalow
- West Facing Rear Garden
- Desirable Address
- Council Tax Band \*C\*
- Two Bedrooms
- Off Street Parking
- Close To Gosforth High Street
- Freehold
- MUST BE VIEWED





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/vaCLPbEv1LM> \*\*

CENTRAL GOSFORTH | RARE TO MARKET | OFF STREET PARKING

Jan Forster Estates are delighted to welcome to the market this rarely available, semi-detached bungalow, located in central Gosforth. The property is in a great position, within walking distance to Gosforth High Street and its abundance of shops, cafes, and bars, and there are also great transport links nearby, offering access into Newcastle city centre.

Internally the property briefly comprises: - entrance lobby, hallway, bright and airy lounge with bay window and feature fireplace, and a spacious kitchen dining room with exposed feature chimney breast, breakfast bar and patio door leading to the rear garden. There are also two double bedrooms and a bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally, there is a paved driveway to the front for off street parking and there is a charming landscaped, West-facing Garden to the rear with a patio, lawn, decked area and raised planters; an ideal space to relax in the warmer months.

For more information and to book a viewing please call 0191 236 2070.

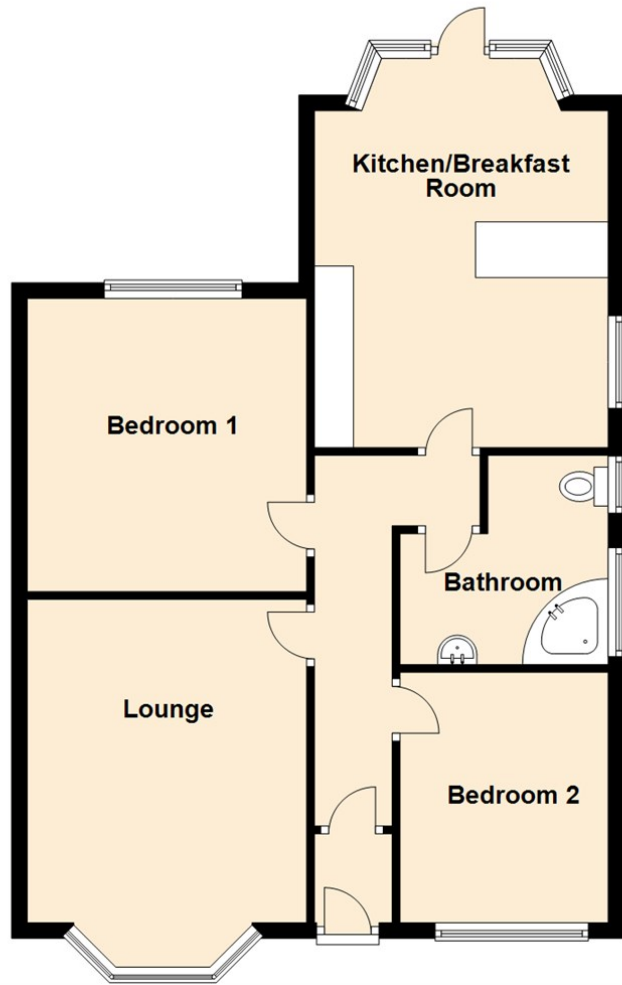
Tenure

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

Council Tax band \*C\*



**Ground Floor**



**The difference between house and home**

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Lounge 16'6" x 11'6" (5.05 x 3.51)

Kitchen Dining Room 13'8" x 17'2" (4.18 x 5.24)

Bedroom One 12'4" x 11'3" (3.78 x 3.44)

Bedroom Two 10'4" x 8'6" (3.17 x 2.60)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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