





- **Dormer Bungalow**
- **Garage**
- **Recently Refurbished**
- **Close To Local Amenities**
- **Video Tour Available**
- **Two Bedrooms**
- **Off Street Parking**
- **Sought After Location**
- **Good Transport Links**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/55Pyla7atZ4> **

Jan Forster Estates are delighted to welcome to the market this recently refurbished two bedroom semi-detached dormer bungalow which will appeal to a variety of buyers.

Longhirst Drive is a sought after location in the heart of the ever popular Woodlands Park, North of Gosforth. The bungalow is well-placed for many local amenities, including shops, schools, and parks, with further amenities easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

The bungalow briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, shower room, a stylish breakfasting kitchen with fitted wall and floor units and access to the garage, and a conservatory. To the first floor there are two good sized bedrooms; the main with a three piece en-suite bathroom WC.



Externally, the property has a driveway to the front offering off-street parking for multiple vehicles leading to the single garage. To the rear, there is a easy to maintain Easterly facing garden with the added benefit of a large summer house.

For more information and to book a viewing please call our Gosforth office 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 12'0" x 17'1" (3.67 x 5.22)

Kitchen 21'4" x 12'10" (6.52 x 3.93)

Conservatory 11'1" x 9'1" (3.40 x 2.77)

Bedroom One 10'2" x 12'9" (3.10 x 3.90)

Bedroom Two 13'9" x 10'0" (4.20 x 3.07)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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