





- Semi-Detached Home
- In Need Of Updating
- Dining Room
- Front & Rear Gardens
- Public Transport Links
- Sought-After Area
- Three Bedrooms
- Shower Room
- Local Facilities
- Council Tax Band *C*





Jan Forster Estates welcome to the market this semi-detached home positioned on a quiet cul-de-sac within Grange Park- a very desirable location.

The property is in need of modernisation and is close to a wealth of local amenities, including well-regarded schools, shops, supermarkets and the metro station, with further facilities being offered on Gosforth High Street and Newcastle city centre.

The house, which comes with immediate vacant possession, briefly comprises to the ground floor;- hallway with storage, generous lounge opening to the sunny dining room, and a kitchen with floor units and side garden access. Off the landing, to the first floor, you are presented with three bedrooms- bedrooms one and two benefitting from storage cupboards, and a family shower room with a separate WC. Externally, there is a charming garden to the front with side access to the rear garden, which comes with patio and lawn areas- ideal for entertainment during the long summer days.

The best way to get a feel for this home is to view. To book your viewing, please, call our Gosforth sales team on 0191 236 2070.

Tenure

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

Council Tax band *C*



Lounge 14'0" x 12'4" (4.29 x 3.76)

Kitchen 14'7" x 7'8" (4.47 x 2.36)

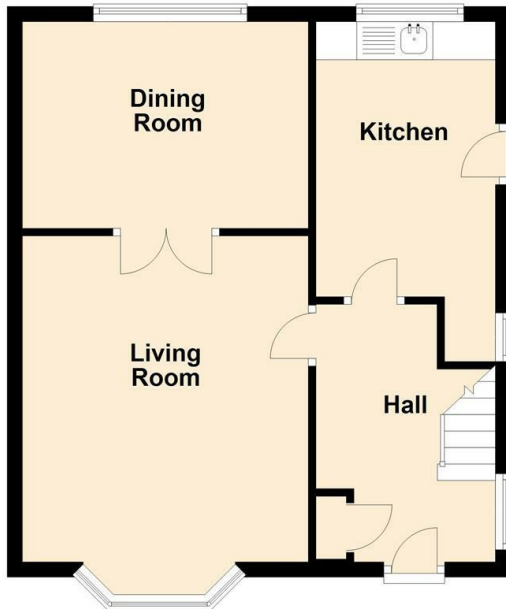
Dining Room 12'4" x 8'11" (3.76 x 2.72)

Bedroom One 13'5" x 11'9" (4.10 x 3.60)

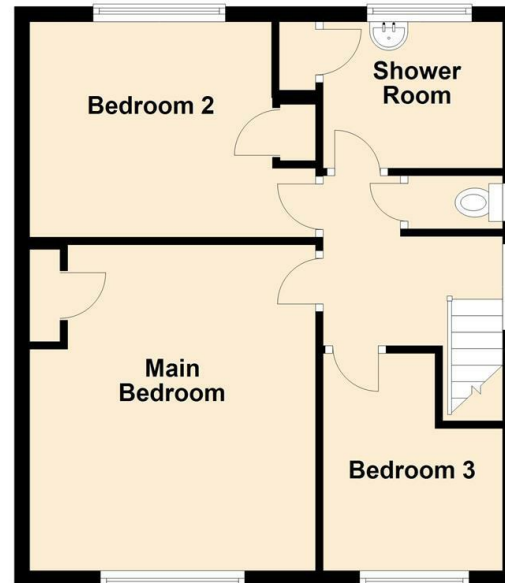
Bedroom Two 12'4" x 9'3" (3.76 x 2.83)

Bedroom Three 9'4" x 7'8" (2.86 x 2.36)

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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