





- End Of Terrace Home
- Excellent Location
- Two Bathrooms
- Spacious Kitchen
- Public Transport Links
- Period Features
- Five Bedrooms
- Two Reception Rooms
- Local Facilities
- Council Tax Band *E*





Jan Forster Estates welcome to the market this double-fronted end of terrace three-storey house with beautiful period features, located in a desirable residential area. This home is ideal for the growing family and those looking to upsize, and benefits from an abundance of local facilities nearby, including shops, cafes and bars, with more amenities available in Newcastle city centre via regular bus routes and the metro service.

The spacious accommodation briefly comprises to the ground floor;- inner porch, entrance vestibule, hallway, two good-sized reception rooms- both with feature fire place, spacious and very well-appointed kitchen with top and floor units and an island bar in the middle, dining area with a multi-fuel burner and patio doors opening onto the charming rear yard. On the first floor, you are presented with three double bedrooms- bedroom two and three with feature fire place, and a four-piece family bathroom. Up the stairs, on the second floor, you can find further two generous bedrooms and another four-piece family bathroom. Externally, there is a lawned garden to the front and a charming yard to the rear with storage. The property further benefits from gas central heating.

This beautiful house must be viewed to appreciate the accommodation on offer. For more information or to book your viewing, please, call our Gosforth office 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 *E*





- Lounge One 14'2" x 14'0" (4.34 x 4.29)
- Lounge Two 14'2" x 13'7" (4.34 x 4.16)
- Kitchen 14'6" x 11'3" (4.42 x 3.45)
- Dining Area 13'10" x 11'11" (4.22 x 3.64)
- Bedroom One 16'11" x 14'1" (5.18 x 4.30)
- Bedroom Two 15'5" x 14'1" (4.70 x 4.30)
- Bedroom Three 14'0" x 12'1" (4.28 x 3.69)
- Bedroom Four 22'3" x 15'5" (6.80 x 4.71)
- Bedroom Five 17'7" x 9'9" (5.38 x 2.98)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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www.janforsterestates.com

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

