





- Popular Location
- Three Bedrooms
- Close To Amenities
- Double Glazing
- Viewing Recommended
- Terraced House
- Available September
- Town Garden & Rear Yard
- Gas Central Heating
- Call For More Information





Jan Forster Estates are delighted to present to the rental market this substantial Victorian terraced house which offers beautiful accommodation on a delightful leafy street which is available 6th September offered on an unfurnished basis.

The house briefly comprises to the ground floor: - entrance porch, hallway, spacious lounge with bay window to the front, and a large dining room which leads to the kitchen which has a range of fitted wall and floor units along with built-in storage. To the first floor, you have three bedrooms; two of which are doubles, and a very attractive family bathroom WC with a shower over the bath. Externally, there is a private yard to the rear and a town garden to the front. The house is double glazed and warmed with gas central heating.

This is an excellent location and a great place to raise a family. There is access to well-regarded schools and the Metro Service is on your doorstep, so Newcastle City Centre is only a few minutes away on the train. This is a great home and a fantastic place to live.

For more information or to book a viewing please call our lettings team on 0191 236 2070.

Council Tax band \*D\*.





## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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

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

