







- Sought After Area
- Two Bedrooms
- Close To Amenities
- Front and Rear Gardens
- Viewing Recommended
- Semi Detached Bungalow
- Two Reception Rooms
- Gas Central Heating
- Freehold
- Call For More Information







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/l62NUBMFOus> \*\*

Jan Forster Estates are delighted to welcome to the market this delightful, recently refurbished, two-bedroom, semi-detached bungalow on Woodlands Park Villas in North Gosforth, with a stunning rear garden and off-street parking.

The area benefits from a real sense of community and a wealth of local amenities including shops and public transport links. Further amenities are offered within Gosforth and Newcastle City Centre.

Internally the bungalow briefly comprises: - entrance hall, two good sized bedrooms, the main with a box bay window and both with fitted wardrobes, bright and airy dining room leading to the lounge; both with a feature fireplace, and a well-appointed kitchen which leads to the sunny conservatory. There is also a modern shower room WC. The property further benefits from gas central heating and double glazing.



Externally there is an easy to maintain garden to the front and a driveway for off-street parking and there is a beautiful paved and decked rear garden with raised planters and well stocked borders. A perfect space to relax in the summer months.

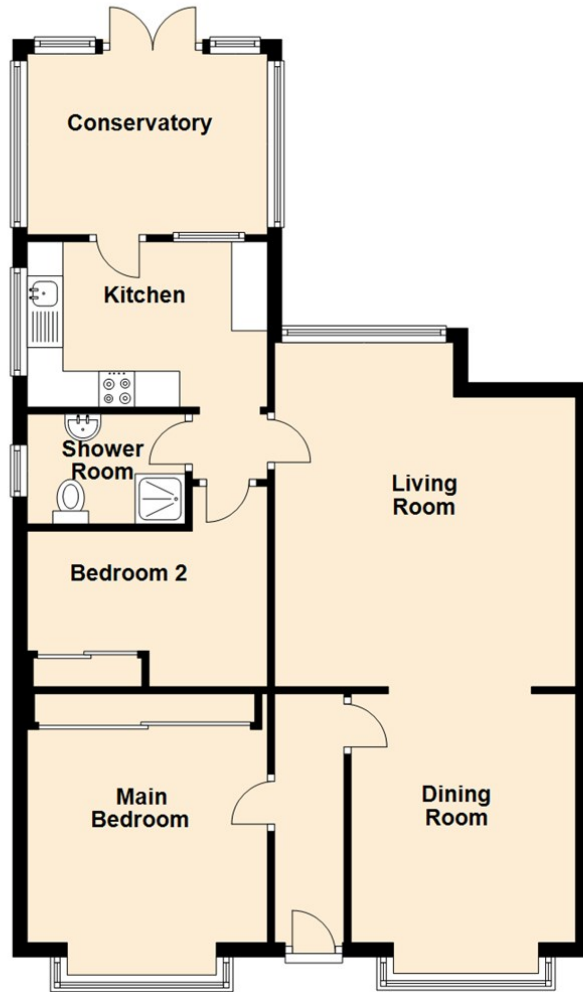
This charming property must be viewed as soon as possible. For more information or to book your viewing please call our sales team on 0191 236 2070.

#### 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**

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

- Living Room 15'9" x 13'9" (4.81 x 4.21)
- Dining Room 11'5" x 10'3" (3.48 x 3.14)
- Conservatory
- Kitchen 7'6" x 13'11" (2.31 x 4.26)
- Main Bedroom 11'5" x 11'0" (3.48 x 3.36)
- Bedroom Two 7'1" x 11'0" (2.17 x 3.36)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</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>



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

