







 4     1     3

- Popular Location
- Spacious Townhouse
- Four Bedrooms
- Three Bathrooms
- Gas Central Heating
- Double Glazing
- Freehold
- Council Tax band \*C\*
- Viewing Recommended
- Call For More Information







Jan Forster Estates welcome to the market this spacious four-bedroom, townhouse, positioned in the popular Alnmouth Court. The property will appeal in particular to the growing family.

The property is very well positioned for access to Newcastle city centre, public travel links, and main trunk roads offering access across the region.

Briefly comprising to the ground floor: - entrance hallway, ground floor WC, and a dining kitchen with a range of fitted wall and floor units, integrated oven and hob and French doors leading to the rear garden. To the first floor there is the bright and airy lounge, bedroom four and the family bathroom WC. To the second floor there are three bedrooms, two with en suite facilities. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the rear with a patio area and artificial lawn.

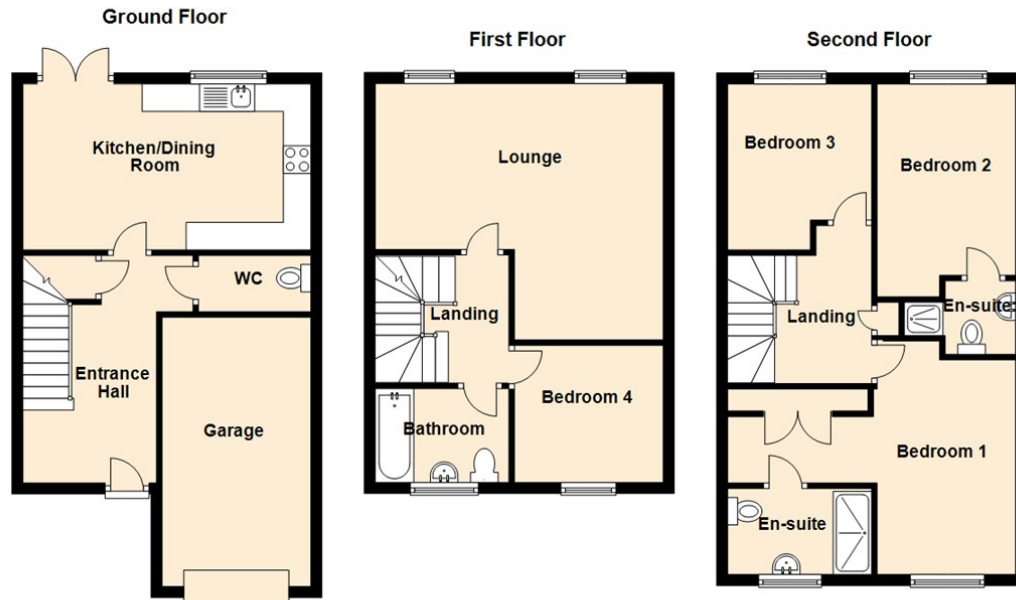
For more information or to arrange your viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*C\*.





Lounge 16'7" x 16'11" (5.06 x 5.16)

Kitchen 9'9" x 16'9" (2.99 x 5.12)

Bedroom One 12'9" x 9'6" (3.91 x 2.92)

Bedroom Two 9'6" x 11'2" (2.91 x 3.41)

Bedroom Three 9'7" x 10'0" (2.93 x 3.05)

Bedroom Four 9'9" x 6'11" (2.98 x 2.12)

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

## The difference between house and home

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