





- Sought After Location
- Semi Detached Home
- Modernisation Required
- Front and Rear Gardens
- Viewing Recommended
- No Upper Chain
- Three Bedrooms
- Two Reception Rooms
- Council Tax Band \*D\*
- Call For More Information





\*\* Matterport 360° Tour <https://my.matterport.com/show/?m=agKqscYE5GN> \*\*

Jan Forster Estates are delighted to welcome to the market this three-bedroom semi-detached, family home located on the highly sought after Princes Road, Brunton Park. Offered for sale with the benefit of no upper chain.

The location benefits from a wealth of amenities, including well-regarded schools, shops, post office, pharmacy, and leisure facilities, with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

The property is in need of cosmetic updating and briefly comprises to the ground floor: - entrance hall, bright and airy lounge, kitchen with fitted units and a dining room with French doors opening to the rear garden. To the first floor there are three good sized bedrooms, a shower room and separate WC.

Externally, there is a garden to the front with a driveway leading to the attached garage and there is a charming garden to the rear with a patio area, lawn and also featuring a pond.

We expect a high level of interest. For more information and to book your viewing, please, call our Gosforth team on 0191 236 2070.

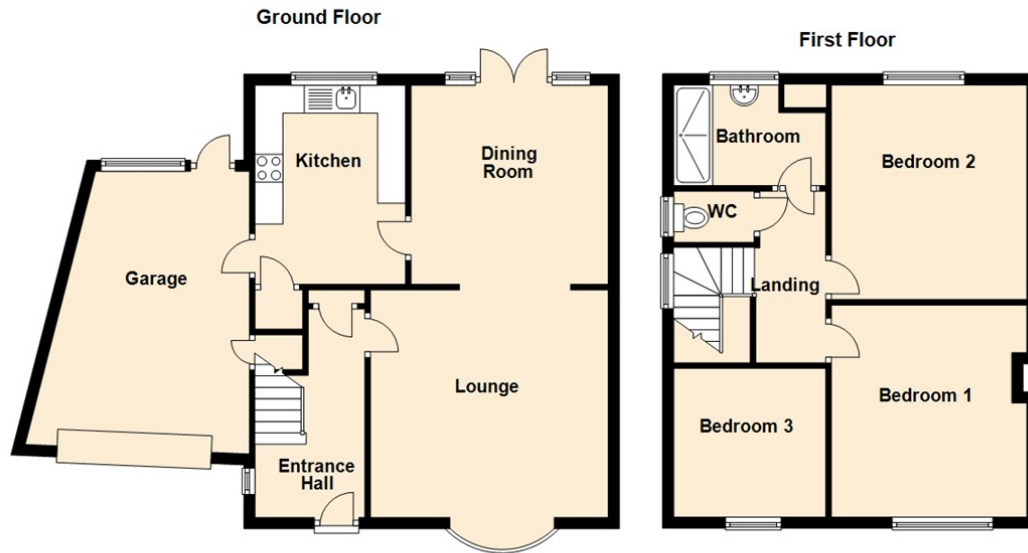
#### Tenure

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

Council Tax band \*D\*.



Lounge 13'9" x 12'11" (4.20 x 3.94)  
 Dining Room 10'11" x 11'6" (3.33 x 3.51)  
 Kitchen 10'11" x 8'9" (3.33 x 2.67)  
 Bedroom One 11'5" x 12'11" (3.50 x 3.95)  
 Bedroom Two 11'6" x 11'1" (3.53 x 3.40)  
 Bedroom Three 9'10" x 8'10" (3.02 x 2.70)



## The difference between house and home

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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	

**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



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