







- Terraced Home
- No Upper Chain
- Feature Fireplace
- Gas Central Heating
- Great Location
- Three Bedrooms
- Four Piece Bathroom
- Off Street Parking
- Council Tax Band \*C\*
- Must Be Viewed







Jan Forster Estates present this three-bedroom period mid terraced property, which is offered for sale with the benefit of no upper chain.

Located on a popular street within Fenham the property is close to a wealth of local amenities including shops, supermarkets, and well-regarded schools, with further amenities easily accessed via regular public transport links in Newcastle city centre.

Briefly comprising to the ground floor: - entrance porch leading to entrance vestibule, entrance hall with storage beneath the stairs, lounge with bay window and feature fireplace, dining room with feature fireplace and breakfasting kitchen leading to the garden. To the first floor, off the split-level landing with storage, there are three generous bedrooms, and a four-piece family bathroom/wc with stand-alone shower.

Externally there is a private rear yard providing off street parking. Overall, a great period property that has still retained many of its original features and charm.

For more information and to book a viewing please call our Gosforth branch on 019 236 2070.

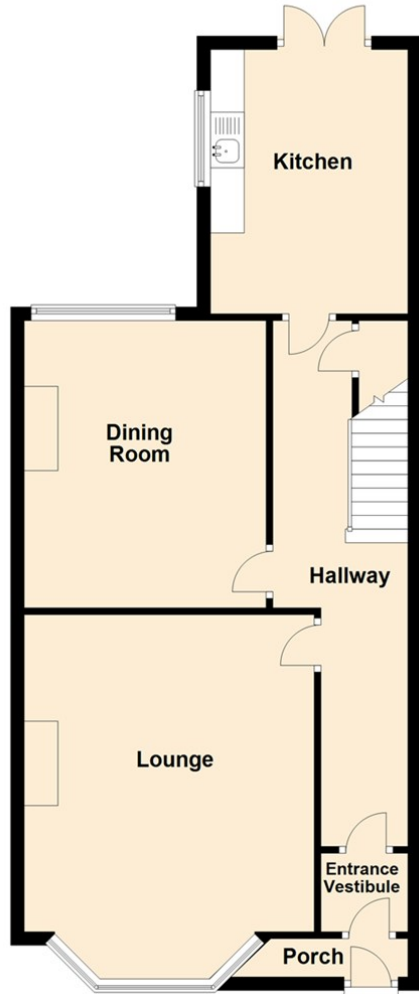
#### Tenure

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

Council Tax band \*C\*.



**Ground Floor**



- Lounge 17'2" x 14'5" (5.25 x 4.40)
- Dining Room 14'10" x 11'9" (4.53 x 3.60)
- Kitchen 9'9" x 11'10" (2.98 x 3.63)
- Bedroom One 15'10" x 11'6" (4.85 x 3.51)
- Bedroom Two 14'5" x 11'10" (4.40 x 3.63)
- Bedroom Three 6'6" x 10'8" (2.00 x 3.27)

**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>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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>
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<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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